

Granada Hills North Neighborhood Council Joint Meeting of the Board and Planning and Land Use Management Committee.

Monday, June 21, 2010

11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10PM

Present: Wayde Hunter, Barbara Iversen, Bill Lillenberg, Bill Hopkins, Jan Subar, Agnes Lewis, Ralph Kroy, and Anne Ziliak. Absent: Josh Jordahl and Ray Pollok

PLUM Committee minutes May 17, 2010 approved as corrected.

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

We are waiting for the applicant to return with revised plans.

Installation of an Above Ground Facility (AGF) Ref. No. 2009001087: Sesnon Boulevard and Orozco Street.

This is on hold.

Installation of an Above Ground Facility (AGF) Ref. 2009001084: Balboa Blvd 250 ft North of Woodley Ave.

Board of Public Works had a hearing for a variance to exceed the height limit. GHNNC was in attendance and testified that we were never informed that they requested 52 ft. in height and the plans did not represent the request. The height will be 46 ft. in height as presented.

Installation of an Above Ground Facility (AGF) Ref. 2009006256: Northeast side of Woodley Ave., 434' Southwest of Pineridge Rd.

GHNNC PLUM met with the neighbors, BMS Communications, and Knollwood Property Owners Association at the site and BMS agreed to look for alternatives.

Discussed drafting minimum requirements for AGF sites and updating minimum requirements for the cellular sites that go through the Planning Department. The requirements should include the requirement for a final sign off from the GHNNC.

ZA-2003-8116-CU-PA2: 12000 Blucher Ave: CO-LOCATING A NEW WIRELESS TELCOMMUNICATIONS FACILITY, 12 PANEL ANTENNAS ARRANGED IN 4 SECTORS OF 3 ANTENNAS TO BE MOUNTED AT 34' OF AN EXISTING 60' MONOPINE WITH 6 EQUIPMENT CABINETS TO BE LOCATED WITHIN THE LEASE AREA AT THE BASE OF THE TOWER.

The existing cellular site has the top of the tree missing and nothing should be granted until the site is in compliance. The tree is not proportional and branches should be added to depict a more natural tree. We need to ask the representative to meet with us.

Ongoing Business:

Review of code enforcement/conditions of approval for home/project sites within the GHNNC boundaries.

We are still waiting for a response from the Fire Dept Brush Clearance section on [Shoshone Ave: Assessor ID: 2601-026-044](#)

Discussion and consideration of any new or old information available on BFI/Allied/Republic Waste at Sunshine Canyon Landfill that is in the City, County and/or the proposed Combined City/County Landfill to include but not be limited to such subjects as: all City, County & State public hearings, Conditional Use Permits (CUPs) compliance, Notices of Violation (NOVs), Solid Waste Facilities Permits (SWFPs), Waste Discharge Permits (WDRs), Mitigation Measures, etc., plus other related subject matter pertaining to recycling, alternate technologies as replacements for landfilling.

A hearing was held last week at AQMD for odor abatement. BFI asked to stop the use of "Dust Boss" to control dust and odor. The hearing was continued to July 8, 2010.

The AQMD Board asked for more public input.

BFI had ten complaints and one Notice of Violation (NOV). BFI will be doing some studies that were requested.

They are also drilling fifty new extraction wells for testing. Some of the required studies that BFI was directed to complete are now available for review and will be posted on the GHNNC web site.

The Bull Creek mitigation issue has still not been resolved. This is on the Citizens Advisory Committee (CAC) agenda for July 1, 2010 at 3PM. Add this to the next PLUM agenda.

Committee Member Comment:

- On June 4 Daily News ran an article about a T-Mobile site at a church site in the Lake Balboa area. The site was approved with conditions. None of the neighbors showed up for the public hearing and the project was approved.
- A member asked that we please check the historic car storage request.
- A sign was placed on the fence on the lot at Rinaldi and Balboa to advertise Citrus Sunday and Ralph has it if someone wants to claim it.
- The Septic tank issue was raised in the newspaper. The article pointed out similar problems that the GHNNC PLUM Committee raised with the newly proposed ordinance at our May Committee meeting.

City of Los Angeles, Bureau of Sanitation new Septic Systems Ordinance

Committee discussed the existing septic tanks that are within our boundaries and the impact of the newly proposed Septic Ordinance.

Motion: Discussion and possible action on the proposed Bureau of Sanitation new Septic Systems Ordinance**The following is from our May PLUM Meeting:**

The GHNNC has 148 properties within our boundaries that use a septic system and will be impacted by this ordinance.

Representative, Chandra Silaban, from the Bureau of Sanitation attended to explain the reason that the City needs to draft this new ordinance. The City was required to address the septic system issue because the Regional Water Quality Control Board (RWQCB) found that groundwater and sensitive waterways were at risk from leaking septic tanks. To protect the water the RWQCB required the City to adopt a plan. The original deadline was May, 2010, and the City requested an extension. The new deadline is December 31, 2010. They plan to have a draft of the ordinance by Fall of 2010. The new ordinance requires all properties with septic tanks to be inspected by an expert every three years for Commercial properties and every five for residential properties. If a tank does not pass inspection and is less than 200 feet from an existing sewer line, then the property owner must install and pay to hook up to the sewer. If it fails inspection and is more than 200 feet, then a new system can be installed and a maintenance plan would be mandatory. The inspectors will not be City employees, but they must be certified by the City. The cost of the inspection is the responsibility of the property owner.

The PLUM Committee felt that the fees were not adequately disclosed. The cost of sewer line installation and the amount to file a permit was included in their estimate, but the cost the City charges to hook into an existing sewer line was not included and is based on the amount of street frontage of the property. For some of the properties within the GHNNC boundary the frontage can be significant and cost thousands more than the City has disclosed. City Sanitation is currently doing more outreach, especially to those areas that have numerous septic tanks. Once they receive enough input they will make a draft of a plan and release it for public review. We will review the plan and make recommendations to the GHNNC Board for action.

- Baseline Hillside Ordinance: Bases the floor area ratio (FAR) on the size, steepness and zone. The ordinance gives credit for certain building strategies such as having a greater setback. They are allowing additional bonuses that are by-right and they are still allowing the 10% slight modification. The Zoning Administrator cannot approve a height more than 45 ft. Communities can adopt a stricter overlay. Eric Lopez was staff from Planning Dept that drafted the recommendation on the Baseline Hillside Ordinance.
- Surplus items from Operation Gratitude were obtained on Saturday and we have them to give out to the public.
- The Los Angeles Bike Plan was released and will be added to our July agenda.
- Balboa/Woodley and Balboa/Westbury are listed on the report of the worst intersections in City of Los Angeles.

Adjourned 5:10