

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

Monday, July 19, 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, Ralph Kroy, Ray Pollok and Anne Ziliak.

Absent: Josh Jordahl

PLUM Committee minutes June 21, 2010 approved

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.

Applicant representatives returned with two new renderings of the proposed buildings.

One was of the front building that is two levels in height. Rendering still did not represent the elevation off Rinaldi Street because if the existing wall and gates were depicted it would be difficult to see the new buildings. The other rendering showed two buildings at the rear three levels in height.

Trees will be planted to screen the rear 48-inch box trees. Trees will provide shading to cool buildings.

Construction will take 16 to 18 months. There will be some dirt export. Concern was expressed about the use of the dirt to increase the elevation and we will need to submit this in comment to the City.

We discussed the conditions and Mitigated Negative Declaration (MND) filing that was published on July 8, 2010.

In the MND there is addition of the trailers to house students temporarily. The applicant will ask to remove this from the request. We discussed the use of the facility for outside events. The Committee agreed that "outside events" should not include use for small meetings. The number of people and filming will be proposed as discussed with us.

A community meeting will be held between now and August 16 when they will return to our PLUM meeting. For the hearing on August 17 we will gather all the comments made to this point and submit them to the City. Then PLUM Committee can submit a recommendation to the Board at the August Board meeting.

The applicant agreed to work with us to organize a community meeting for August 2 or 4 at the JETS property.

Committee feels that they have worked with the applicant to get the best project. Committee did not want any change to the existing use as a community center/ day school, however, the new property owner has applied for use as a boarding school. Our first preference was for it to remain a day school use. Committee members are concerned about the use of the site for a boarding school for men and how it will impact the neighborhood. Also, what will happen if they sell this property to someone else. Can it be used for apartments? The original proposal was to build two new buildings 45ft in height, which would set a precedent in this area towering over any other structure. We have made a tremendous change compared to when we first began review of the project. We have lowered the height and added conditions that we hope will address the concerns we had when we first began our review of the project.

APCNV-2705-ZC-ZAA: ENV-2008-2532: 11582 N. Longacre Ave: Tentative Tract map for a subdivision to create 5 single family lots and change zone to RE-40: Also requesting an adjustment to allow a lot width reduction on lot 4 from 80ft to 70ft.

PLUM submitted the motion below to the Board in December 2009 and the hearing is scheduled for July 29, 2010, so we reviewed our original position. Committee agreed that our original position stands.

rest down in the gully area. Arborist on site during the grading process. Currently they have a handicapped riding facility operating onsite and horsekeeping. Lot size is too small lots 4 and 5 are irregular shaped and with the slope.

Motion: *That the GHNNC oppose the application as proposed and recommend approval of a total of four lots and request that an arborist be onsite during grading.*

Rationale: *The applicant is requesting a modification on the lots and based on the uniquely irregular shape of proposed lots 4 and 5, a maximum of four should be allowed. Requiring a private street for access will need numerous slight modifications and could set precedence for future development. Such tight development will exasperate the fire access. To ensure protection of all existing native protected trees request that an arborist be onsite during grading.*

ZA-2003-8116-CU-PA2: 12000 Blucher Ave: CO-LOCATING A NEW WIRELESS TELCOMMUNICATIONS FACILITY, 12 PANELANTENNAS 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.

We still need to investigate this case further.

Metropolitan Water District Jensen Solids Handling Facility Project – SCH # 2009111081: Draft Environmental Impact Report.

Rationale: Comment period ends August 20. Impact from construction is likely to impact air quality due to the particulate matter. We need to insist adequate mitigation to deal with air quality and odor. MWD still has not completed the mitigation for previous work they have completed on ozone treatment and they have brought in several tanks of chemicals.

Motion: That the GHNNC submit comment to the **Metropolitan Water District (MWD)** DEIR on the Jensen Solids Handling Facility Project – SCH # 2009111081 (sludge) to express our concern regarding the impact of cumulative air quality impacts such as particulates, carcinogens, odor, safety of chemical storage, non-completion of the mitigation of the previous ozone treatment project and subsequent loss of recreational facilities.

Equestrian Trail Closures under the jurisdiction of Los Angeles City Recreation and Parks Department.

The new Equestrian Committee met last week and there was discussion regarding the closure of public trails that were closed by Recreation and Parks. We will discuss this at a future meeting

Aliso Canyon Park Local Voluntary Neighborhood Oversight Committee (LVNOC)

Committee discussed the meetings that took place July 1 and 8 and future meetings that will be held once the MND is completed. Committee has mixed comments and question if bleachers are needed and think we should ask that they be omitted from the plan so that events would not be encouraged.

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

Shoshone property was purchased and weed abatement was completed. Committee decided to try and contact the new owners to find out the future plans for the site.

Cellular site at Knollwood Methodist: received a notice from the Tax Assessor that indicated that changes were being proposed to the property. Checking with the City revealed that they are asking for an upgrade to their antenna and to add a parabolic dish.

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.

Hearing at the AQMD abatement: BFI was requesting to eliminate the perimeter “dust boss” which is used to mask odors. Their request was granted, but if they are notified of a problem by the AQMD then BFI has to restart the system within 72 hours. BFI came to the hearing with proposals for studies that the AQMD requested. AQMD is looking at the proposals, but has not approved them yet.

Committee Member Comment:

The following comments/questions were made:

- The Palm Reader sign issue is still a problem. The City has told us that this group filed a lawsuit claiming that they were practicing a religion and that the City could not force the removal of their signs.
- Councilman’s service cabinet meeting was held and it will be discussed at the Board meeting.
- Current Director of Planning resigned and position is vacant.
- Enforcement of the signage on trailers.
- Status on the use of methane gas for energy at Sunshine Canyon.

Public Comment on non-agenda items

- Rubber sidewalks are used in Santa Monica. Do you know how well this is working there?
- Mark Elliot (Tribuni Pleibis) mark.elliott@tribuni-pleibis.com visits many planning meetings and then summarizes and posts on his website. Spoke about the possible new Planning Director, and the possible merger of Planning and Building and Safety. Also, told us about the code reform coming before the Planning Commission. Apparently the City is trying to make it easier to approve projects with less input from the public. He thinks that Neighborhood Councils should lobby to add language requiring that prior to project approval that NCs be given an opportunity to give input instead of just accepting what is given.

Adjourned: 5:13PM