

Meeting called to order at 2:05 PM. Present were Jan Subar, Barbara Iversen, Bill Hopkins, Agnes Lewis, Bill Lillenberg, Ray Pollok, Jim Summers. Mike Greenwald attended as ex officio member.

Representatives of Griffin Development were present (Rick Niec, David Griffin, Paul Krieger), as well as from Heritage School, sellers of the property (David Kendrick, Rick Donnelly). Two members of the community attended, including Eva Amar.

Agenda items:

2: Public comment on non-agenda items: None

New Business:

3. b.) 16156 San Fernando Mission Boulevard (ZA-2014-2363-CUB) – Conditional Use Permit for business moving across the street

Net income from this property about \$40k a year, landlord raised rents from \$3.5k to \$7.5 k/month so had to move across the street.. Present owner has run this business for about 16 years. There is no Conditional Use Permit (CUP) as the store has been there for about 50 years and predates the CUP process. They offer full liquor, plus water, soda, chips, snacks. Hours from 7 AM to 11 PM, to midnight on Saturdays and to 10 PM on Sundays. He says he has letter from the liquor ABC people that they have always turned away the test underage people ABC sent in to purchase liquor or cigarettes. The new location is about half the size. He proposes to continue the exact same business, except across the street. Owner will have to get new liquor license. There was some discussion on whether this could lead to double the density.

Motion (Subar): that PLUM approve the request and recommend approval from the city, subject to the normal CUP terms for this kind of business. Seconded by Lewis. Carried 5-1 with no abstentions.

3 a) Eldercare facility proposed at the corner of Rinaldi and Shoshone (Griffin Development)

Griffin Development described a proposal for a 105-unit eldercare facility at the corner of Rinaldi St and Shoshone Avenue. They held a neighborhood meeting to elicit comments from neighbors, so they could respond and improve their proposal. They sent out notices to about 190 properties (those within 1500 feet of the development). About 50 people came, including a few from GHNNC PLUM.

A plot plan of the building was shown, and conceptual elevation drawings – conceptual because they will tailor the look to what the neighbors prefer. PLUM pointed out to them that there is a description and a requirement in the Granada Hills – Knollwood Specific Plan which they should consult.

There was discussion of the amount of parking and whether this was adequate. The air conditioning system was discussed – whether units would be hidden behind parapets. They will be individual units. There was some concern that unsightly individual units would face the street.

They propose to have the setback be 35 feet from the street, which is 10-15 feet farther back than the nearest houses. From the northernmost edge of the building to the nearest property is about 400 feet. Drawings were presented that showed the elevations at various points – from Shoshone, from Rinaldi, from halfway into the property.

Neighbors voiced concerns that this proposal is out of character with the neighborhood. An effort to have them clarify their objections after some heat, boiled down to, it is too big. The developer pointed out that it is two-stories, consistent with adjacent houses. The nearest neighbor on Shoshone is at a higher elevation than the building, and closer to the street.

A PLUM member pointed out that the neighboring house would be better off with 400 feet from the nearest building, than if this were developed as houses, where grading and building could instead have a two-story wall within 20 feet, as is the case on Mayerling St.

PLUM asked the developer to respond to the concerns raised at the neighborhood meeting and at PLUM, and return with drawing of what this would look like from either side. They said they would return probably in October.

3. c) Greyhawk Ranch Homeowners' Association request on equestrian trail maintenance.

PLUM discussed this request to support absolving the homeowners' association from some or all of the costs of the maintenance for the equestrian trail along their properties. PLUM members pointed out that in an equestrian zone, subdivisions are required to maintain trails, and this HOA is no different from all the others in the area. It was decided that this matter would not be further pursued.

3. d) Review results of GHNNC survey regarding PLUM.

Jim Summers said he would send out a summary of the results in email to PLUM members.

Ongoing Business:

4.a- Update on north Aliso Canyon injection turbines.

A summarized report was given. This is outside our area, and we will just track the project from time to time.

b. Discussion of stakeholder request for an off-leash dog park in Granada Hills. .

Zelzah park does not qualify for this program because it only accommodates about 5 parked cars. The idea for a dog park somewhere in our area is good, and is being primarily addressed by GHNNC Parks committee (Cotter). Jim Summers to discuss with him and report.

Member comment:

Bill Hopkins reported as an early notice that the North Valley Military Academy is trying to purchase or lease property from the Masonic Lodge on Rinaldi St in order to build an additional 14-16 classrooms and athletic field. No concrete proposal yet.