

Granada Hills North Neighborhood Council
Planning and Land Use Management Committee
Thursday, June 14 , 2007 at 6:00PM

Van Gogh Elementary School Library: 17160 Van Gogh Street

Called meeting to Order at 6:10PM

Committee Members present: Jeannie Plumb, Barbara Iversen, Ralph Kroy, Kim Thompson, and Anne Ziliak.
New GHNNC Chairperson, Leon Marzillier also present.

Roll Call and acceptance of PLUM Committee minutes May 14, 2007 with corrections: spelling of mansionization.

New Business:

- ENV-2007-799-EAF: 11541 N BLUCHER AVE:52-UNIT NEW RESIDENTIAL CONDOMINIUM:;
A representative for Summerland, the new owner/builder, gave a presentation and informed us that Summerland took over from Renaissance. No hearing has been set at this time, probably will not be a date for a few months. New application was filed , however, site was approved for apartments and therefore grading was approved and is ongoing. The approved project was originally designed to condominium specs. Each unit has a two car garage and they are providing the two-and-one-half parking spaces per unit required for a condominium/townhome project. The height of the buildings are forty-five feet.
The Committee was inclined to approve this project but the item was tabled until the following questions could be answered:
Is there was a secondary fire access to the site not shown in the plans? If not did the fire department require sprinklers and/or extra hydrants?
Where is the guest parking?
Is there a landscape plan?
How will this impact the view shed of those living above the project? Is there any condition for screening?
What type of lighting will be used?

The representative will get the answers to our questions and will either return for the next PLUM Committee meeting or provide the answers.

- Disclosure of methane levels by developers and the notification to residents living in areas within GHNNC boundaries.
We are waiting for a map that shows the areas within the GHNNC boundaries that are of concern.
- LABC Sustainability Summit: Capitalizing on Green Business: Incentives, Opportunities and Solutions. The UCLA Institute for the Environment, The City of Los Angeles Planning Department and the Los Angeles Department of Water and Power. Wednesday, July 18, 2007.

Motion: That the GHNNC approve funding \$150.00 per person plus parking fees, for two GHNNC PLUM Committee members and up to three additional GHNNC Board Members to attend the Los Angeles Business Council (LABC) Sustainability Summit: Capitalizing on Green Business: Incentives, Opportunities and Solutions. The UCLA Institute for the Environment, Wednesday, July 18, 2007.

Old Business:

- 11840 Highwater Road: APCNV-2006-8841-ZC: We are still waiting for a hearing date.
- Aliso Canyon Equestrian Park: One of the organizations that presented a request to the Aliso Canyon CAC is now trying to purchase the site that they are now leasing.
- Position of Southern California Association of Governments to meet Los Angeles Housing Requirements. We still need more information on this.
- Review of Expanded Initial Study: **Released May 24, 2007** :ENV-2005-0042-MND / CPC 2005-0041 (CU)(ZAA): Providence Holy Cross Hospital

History of GHNNC involvement was discussed. This issue came to our attention at the end of 2004 and then the application for environmental clearance was submitted and a City report dated 1/2005 was reviewed. After reviewing the Mitigated Negative Declaration, calls to the City Planning indicated that the first hearing on this project was delayed. The issue was on hold, however, the initial review indicated that there were a number of outstanding issues that were not addressed. When we heard that Mission Hills NC was forming, we tried to contact them and left a few messages the person we thought was the acting secretary. We also called Sylmar NC and asked if they would be discussing this issue. They questioned why this was not being reviewed by the State, because they are the enforcement body for hospitals. Then the GHNNC received a hearing notice from the City. There was not enough time to send it to the PLUM Committee, however, the members all knew a great deal about the issue. Wayde Hunter as a GHNNC Board Member wanted the GHNNC to take a position for the upcoming hearing, and brought the issue before the full Board on October 10, 2005. Providence Holy Cross Hospital invited the public to a special forum October 18, 2005 to update the public on the expansion plans. Wayde Hunter and Anne Ziliak were the only local people present there was one other person that indicated being from Los Angeles. The public hearing was held on October 21, 2005. After the first Mission Hills NC election in December of 2005, I was told that they wanted the GHNNC support to request an EIR. The GHNNC had already gone on record with that position. To our knowledge, up until November of 2006 when they met in Assembly office of Cindy Montenez, the Mission Hills NC was still advocating for an EIR. The staff report from that meeting was released just prior to the hearing date set for March 22, 2007. The staff report still did not include mitigation plans for parking, traffic and the cumulative impacts for the proposed phased project. On May 24, 2007 Providence Holy Cross expanded Initial Study was released. The GHNNC received a copy on May 29. At the GHNNC May 30, 2007 Board meeting, members of the Mission Hills Neighborhood Council asked the GHNNC to reconsider the expansion issue and not to be involved. The Expanded Initial Study still does not address the parking, traffic and cumulative impacts. Currently, a majority of parking for the existing hospital is on leased land, which is reviewed on a bi-annual basis. If the owner of the land does not renew the lease, what will the hospital do? There is no plan for this, which means that there will not be adequate parking for the existing hospital use, why allow the problem to be compounded with parking for an expansion? Currently, the surrounding neighborhood is impacted with cars parked from the high school, occupational center and the hospital employees and patrons. Even without the expansion, what will happen if the leased lot is no longer available for lease? Should we allow this without some contingency? If yes, then how long will it take to find another parking area to lease? Indian Hills Road is in poor condition, is very narrow because parking is allowed on the street and not a through street. On the property to the North of the hospital there is an assisted care type of facility, a YMCA child care center and a proposed housing development. How will the patrons of all these facilities be evacuated in an emergency? These are all questions that the public, including former Councilman Padilla, former Senator Alarcon and the GHNNC addressed to the representatives of Providence Holy Cross many years ago.

Motion: That the GHNNC reiterate the GHNNC Board position in writing and/or at a public hearing regarding the expansion of Providence Holy Cross Hospital, indicating that the Expanded Initial Study: Released May 24, 2007 :ENV-2005-0042-MND / CPC 2005-0041 (CU)(ZAA) has not addressed the traffic, parking and safety issues. If not resolved that the GHNNC must continue to support a full EIR.

Committee Member Comment

Jeannie discussed the ongoing mansions study that is being done by the Planning Department. There is another meeting today. There will be a separate mansions study that will deal specifically with areas within a "Hillside" location, this will apply to our area.

The Planning Department sent a copy of the study results, which we will keep in preparation for the the Hillside mansions study.

Adjourned at 7:45PM

Granada Hills North Neighborhood Council

Joint Committee Meeting

Parks and Beautification

Planning and Land Use Management

Meeting Report Thursday, June 14, 2007 @ 7:30PM

Van Gogh Elementary School Library

Special Joint committee Meeting: Parks and Beautification Planning and Land Use Management

Anne Ziliak Called the meeting to Order at 7:45PM

Committee members present: Parks and Beautification Committee: Mary Ellen Crosby (Chair), Barbara Iversen, Mary Edwards, Mary Anne Kienholz, Ralph Kroy, Carlo Escalante. Planning and Land Use Management Committee: Anne Ziliak (Chair), Jeannie Plumb, Barbara Iversen, Kim Thompson, Ralph Kroy.

The members discussed the request from Councilman Smith: to allow mitigation Oak trees (designated for areas in close proximity to Sunshine Canyon Dump), to be donated to Griffith Park, for restoration of area damaged by fire.

Mary Ellen spoke with Laura B from Recreation and Parks Department. Laura told Mary Ellen that the Recreation and Parks Department will not know the condition of the Oaks in Griffith Park for at least six months. It would be over a year before any planting will be done.

Information in the annual reports from the Independent Monitor of BFI, C2REM. The documents indicate that BFI planted surplus Oaks to ensure that they would meet their required mitigation in the event that some Oaks would not survive. The number of surplus Oaks is listed as 647 from Los Angeles County and 388 from the City of Los Angeles. It is not clear that the Oaks that Councilman Smith referred to in his request are the same Oaks documented in the Independent Monitor reports.

There are some questions that the Committee Members want to pose to Councilman Smith and BFI.

Are there mitigation Oaks available to plant?

Are these the surplus Oaks referred to in the Independent Monitor annual reports?

How are the surplus Oaks being held?

Does surplus mean that the Oaks are available to plant in the local community?

Discussion about allowing Oaks meant for mitigation here to be planted elsewhere.

The community has so many undesirable impacts like the Sunshine Canyon Dump, the Water Filtration Plants for DWP and MWD. Many acres of wetland were destroyed here and we received only a small amount of mitigation locally, the bulk went to Arroyo Seco and Chatsworth. The required mitigations have been allowed far away from the impacted area, should we allow any more mitigation to be lost?

Ralph Kroy suggested that we write a letter to the Councilman indicating that we are taking the request under advisement and that we need more information from him, Recreation and Parks Department and BFI before we can make any decision and advise the Board of the GHNNC.

Meeting Adjourned at 8:30PM