

MOTION FROM GHNNC PLUM COMMITTEE FOR: September 24, 2007

Subject: Hardship exemption for replacement of siding: 12841 Jimeno Ave, Granada Hills.

Rationale: This requested change would not alter the structure and will not impact the pending HPOZ.

Motion: That the GHNNC Board agree with the PLUM Committee determination to allow a hardship exemption for the owners of 12841 Jimeno Ave (home within an Interim Control Ordinance area and a pending Historic Preservation Overlay Zone) to replace the house siding with like material.

**Granada Hills North Neighborhood Council Planning and Land Use Management Committee
Monday, September 17, 2007**

Knollwood Methodist Church: 12121 Balboa Blvd, Granada Hills, CA 91344

Anne Ziliak called to order at 1:00PM

Committee Members present: Jeannine Plumb, Barbara Iversen, Ralph Kroy, Bill Lillenberg and Kim Thompson, and Anne Ziliak

The minutes for the July 16, 2007 were approved.

New Business:

- Historic Preservation Overlay Zone (HPOZ): Hardship exemption for replacement of siding: 12841 Jimeno Ave, Granada Hills.

At the present time the application for Historic Preservation Overlay Zone (HPOZ) designation for the area known as Balboa Highlands is going through the planning department. During this time an Interim Control Ordinance (ICO) is being enforced to preserve the structures in the area from being altered.

Given that there is no HPOZ Board in place to review proposed construction, the City planning department and the City Councilman forwards these requests to the GHNNC PLUM for review. The GHNNC works in conjunction with experts on the pending HPOZ issues to determine whether a request to proceed with construction would alter the structure, thus making it “non-contributing” to the HPOZ. If the proposed construction or work will not impact the pending HPOZ a hardship exemption can be granted, which allows the work to proceed.

The owners of the house on Jimeno Ave need to replace the siding on their home. The sample of the replacement siding does match the original Eichler siding and the PLUM Committee agrees that the hardship exemption should be granted.

MOTION: That the GHNNC Board agree with the PLUM Committee determination to allow a hardship exemption for the owners of 12841 Jimeno Ave (home within an Interim Control Ordinance area and a pending Historic Preservation Overlay Zone) to replace the house siding with like material.

- ENV-2007-3105-EAF: CPC-2007-3104-CU-ZAD: 16651 RINALDI Street: CONDITIONAL USE TO CONTINUE USE AND MAINTENANCE OF CHARTER SCHOOL AT THE EPISCOPAL CHURCH OF ST. ANDREW AND ST. CHARLES.

The committee decided that the applicant should be asked to host a community open house to present their plan to the neighborhood and the GHNNC PLUM Committee. The representative for the applicant, Lee Ambers agreed to hold a community meeting after the environmental case was cleared.

Old Business:

- Community Plan Focus Group meetings for September 18 and 26th were cancelled and another meeting will be held in October.
- 11840 Highwater Road: APCNV-2006-8841-ZC: Zone Change from A1-1K to [T][Q] RE40-1-K: ENV-2006-8842-EAF: TT-66026: Subdivision of one lot into five lots on 7.2 acres of land within the A1-1-K zone. This project is on hold and in review by the Planning Department.
- Aliso Canyon Equestrian Park: The CAC meeting is scheduled for September 20 and will be the final meeting. The proposals will now be reviewed through the Recreation and Parks public process.

Report on condition of trail: A site visit was conducted earlier this month and a status report along with photographs will be submitted to Recreation and Parks.

- CPC 92-0157: Tentative Tract 48906: Hovnanian development: Review conditions of approval.

After receiving inquiries regarding the ongoing construction and the impact on the trail system, members of the GHNNC PLUM Committee visited the site and will be submitting questions along with photographs to City Planning.

Committee Member Comment:

- The property at Rinaldi and Balboa, illegal sign with a trailer was placed on the property and it was towed and impounded.
- The Saemoonan Church property was cleared of dead trees and debris.
- There has been illegal dumping occurring in Bull Creek or County Flood Control portion on Knollwood Methodist Church property.
- Las Lomas was discussed and the Committee agreed that the developer should be invited to attend a future PLUM Committee meeting.
- Received notification that most the chain link fence has been taken down on property at Shoshone and most of the temporary power poles have been removed. The neighbors removed trash.

Meeting was adjourned at 2:30PM