

**Granada Hills North Neighborhood Council Planning and Land Use Management Committee
Monday, October 20, 2008**

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

Anne Ziliak called meeting to order at 2 PM

Committee Members present : Bill Lillenberg, Kim Thompson, Barbara Iversen, Ralph Kroy, Wayde Hunter, Josh Jordahl and Anne Ziliak.

Meeting report from approved as corrected.

ENV-2007-5388-EAF:APCNV-2007-5387-ZC:17891 RIDGEWAY ROAD: PARCEL MAP WITH CONCURRENTZONE CHANGE CASE FROM A1-1-K to RE40-K

APCNV-2008-2705-ZC-ZAA: 11582 Longacre: 5 SINGLE FAMILY LOTS AND ZONE CHANGE FROM A1-1 TO RE40. ZAA-AREA,HEIGHT,YARD,AND BUILDING LINE ADJMNTS < 20% SLIGHT MODIFICATIONS.

Still have not received any documents on this case

12130 Nugent Dr (ENV-2008-0570) is a 71,857.2 sq. ft. site within a RE-15-1-H Zone.

The applicant proposes to subdivide the lot into five. The request is to allow (1) reduced street frontage of 72-ft. in lieu of the required 80-ft. for lots 1, 2, 3, and 4; (2) reduced lot area of 13,525 sq. ft. in lieu of the required 15,000 sq. ft. for Lot 5; (3) reduced lot area of 13,329 sq. ft. in lieu of the required 15,000 sq. ft. for Lot 3; with 1 lot to maintain existing single family dwelling and new construction one, 2-story (36-ft.) single family dwelling on each parcel.

The committee reviewed the site, elevation maps, and tree report and discussed the application. Several meetings with the applicant and site visits have been done. There are many trees on the site that fall under the native tree ordinance and according to the plan they would need to remove many trees. The lot to be subdivided is within a RE-15-1-H Zone. If allowed none of these sites would be consistent with the existing zoning and four of the lots would not comply with the required lot width of 80-ft.

Motion: That the GHNNC Board oppose allowing reduced lot sizes, and street frontages of 12130 Nugent Dr, a 71,857.2 sq. ft. site into five lots within a RE-15-1-H Zone (ENV-2008-0570) as it will allow five lots that do not comply with the existing zone of RE-15.

AA-2008-3540: 18185 Knoll Hill:Request to adjust two adjoining parcels.

This is a development on the Northwest corner of Longacre and Zelzah. The request and site map was reviewed and the concern is that the lot size of 20,000 sq ft is maintained. It appears that one of the lots has an existing trellis that was erected on the other lot and therefore they want to adjust rather than remove the trellis.

Motion: That the GHNNC Board write a letter recommending approval of the request to modify the size of two lots on Knoll Hill as long as the existing RE-20-1-O-K is maintained for each lot.

Storage of a Historic Vehicle Collection: 17745 Ridgeway Road: TO ALLOW A HISTORIC VEHICLE COLLECTION USE OF LAND THAT IS SCREENED BY TREES WITHIN THE FRONT SETBACK THAT EXCEEDS 8 feet

We need to visit this site and review the request.

ZA-2008-3910: 12000 Blucher Ave:Installation of a 60ft Monopine TELECOMMUNICATIONS Facility with 15-panel antenna and associated equipment.

The plan submitted was reviewed and discussed. It does not meet the established minimum requirements of the GHNNC for cell towers disguised as pine trees. The branches are too far off the ground. The photo simulation does not match the site plan so it is not clear whether the tree branches will meet the density requirements.

Motion: That the GHNNC oppose the ZA-2008-3910: 12000 Blucher Ave: Installation of a 60ft Monopine cellular communications facility with 15-panel antenna and associated equipment as it does not meet the GHNNC Minimum Requirements for Cellular Sites disguised as Pine Trees.

Ongoing Business:

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

Discussed the illegal sign issue and whether the sign located on the land being leased by Dyna Electric is allowed.

Planning and Land Use Meetings, Conferences, Educational Opportunities. Discussion and Possible action

The second annual Los Angeles Business Council Sustainability Conference is to be held November 14 at the Getty Center. The theme is Building a Green Economy. This event will help map out synergistic strategies between private and public sectors to foster a local green economy. Speakers will include a wide array of prominent industry leaders and financial experts in the area of sustainability.

Motion: That the GHNNC Board allocate up to \$300 for two GHNNC PLUM Committee Members to attend the second annual Sustainability Summit on November 14.

Josh discussed the Los Angeles County Green Building Ordinance, which is starting in 2009 for all single family residential development. There are three parts to the program. 1. Developers will chose between compliance with the Green Point rated program, LEED rated program or the California Green Builder program. 2. They are required to plant drought tolerant plants and the only and a small percentage can be turf and a minimum number of trees for each lot is required. 3. The use of permeable pavement to prevent water run off, to ensure that water is returned to the ground water table instead of going through the sewer system.

We will agendize this topic for our next committee meeting and discuss how we might introduce this type of policy to the City.

Committee Member Comment:

Discussed the fire and how we should give some special recognition to those fire fighters and the volunteers that evacuated the horses in our area.

Meeting adjourned at 4:30PM