

**Granada Hills North Neighborhood Council Planning and Land Use Management Committee**

**Monday, January 19, 2009**

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

Anne Ziliak called meeting to order at 2:15PM

**Committee Members present:** Bill Lillenberg, Barbara Iversen, Ralph Kroy, Wayde Hunter, Josh Jordahl, Ray Pollock and Anne Ziliak.

PLUM Committee minutes December 15, 2008 accepted as corrected

**New Business:**

**AA-2008-4806-PMLA: ENV-2008-4807-EAF: 17251 BRONTE PL** SUBDIVIDE A PROPERTY INTO 2 LEGAL LOTS, WITH PARCEL A HAVING A LOT SIZE OF 7,063.39 SQ FT AND PARCEL B HAVING A LOT AREA OF 7,137.17 SQ FT  
PMLA-PARCEL MAP

This property is across the street from a house that we reviewed last year. The house was taller than allowed in the existing zone and after the GHNNC requested a review of the remodel, the applicant was directed to file a request for a variance. The house remodel was already completed leaving few options for corrective action. If this request is allowed the new lots will be the smallest in that neighborhood.

After discussing the application for 17251 Bronte Place we felt it important for the GHNNC to communicate our concern to the City Planning Dept so the new homes will be consistent with a other properties, and that the homes built are not oversize for the reduced lot size (mansionization).

**Motion:** That the GHNNC write a letter to the City Planning Department requesting that they strictly adhere to the zoning and building codes, and to require that any houses built will be of appropriate size for the reduced lot size this subdivision will create.

**Rationale:** To prevent further inconsistency within the GHNNC boundaries any new subdivision or parcel should be consistent with a other properties it surrounds, and that the homes built are not oversize for the reduced lot size (mansionization).

**ZA-2008-5059:EAF2008-5060: 11835 Highwater Road: Installation and operation of unmanned wireless telecommunications facility, designed to be a 40-ft monopine.**

This property is located within a residential area within the Equestrian (K) Overlay Zone and just off a private road.

**Motion:** That the GHNNC disapprove the request 11835 Highwater for installation and operation of an unmanned wireless telecommunications facility, designed to be a 40-ft monopine, pending further discussion with the applicant.

**Rationale:**The plans submitted were reviewed and the proposed monopine cell tower does not comply with the existing GHNNC minimum standards for this type of installation.

**Discussion and consideration of placement of Verizon AGF (FIOS) sites within the GHNNC boundaries.**

A tremendous amount of work has been done on this issue. Granada Hills South NC hosted a meeting with Verizon and the community where many issues were discussed. Problems included the location, placement and installation choices that Verizon made. They also discussed what can be done to remedy the existing issues and prevent any further dissatisfaction in our community.

Wayde Hunter has been representing the GHNNC PLUM Committee and working with the City and Granada Hills South NC. He has visited and reviewed every site that Verizon either has proposed a new installation or already has a Verizon communication box installed. Some of boxes have already been installed and may need to be relocated for adjusted for safety or privacy. They are also proposing some installation of boxes that would sit on top of the sidewalks.

The GHNNC PLUM Committee has the following issues: there is no consistent installation standard: should require some approval before installation: placement should be practical and logical with respect to the aesthetics: no above ground boxes they must be vaulted inground and flush with the existing surface: these boxes are magnets for vandalism and graffiti, which creates blight: are a hazard to pedestrians:

**Motion:** That the GHNNC request that the City impose the following regulations on any installation of a box/structure to utility poles within the City of Los Angeles: All parts of the structure be mounted 8' or higher. Prohibit installations that are unsightly and/or harm the visual landscape of an area. Require proposed sidewalk installations to be in ground vaulted and flush with the existing surface. Require the carrier to present proposed locations to the local Neighborhood Council.

**Rationale:** There is no consistent installation standard. There have been numerous problems with the location, placement and installations. Placement should be practical and logical with respect to the aesthetics. These

boxes are magnets for vandalism and graffiti, which creates blight: are a hazard to pedestrians: Verizon did not consider obtaining any input from those that would be directly impacted by their actions prior to installation of many of their communication boxes.

**ZA-1999-3216-ZV-PA1: ENV-2008-1400-CE:16269 San Fernando Mission Boulevard:** Installation of an additional emergency power backup.

Given that the applicant is opening the file to request a battery back up we need to point out that this is an old installation and we would prefer it to be updated and stealth if that is possible.

We have had maintenance issues with the existing cellular sites and ask that additional requirements be imposed for all cellular sites.

The following questions need to be asked. These are the same questions that we had for the previous battery back up application.

What the operating voltage of the battery unit?

What are the rated normal current protection and fault current devices? What is the designed fault current?

What is the inverter rating and design protection?

How is the venting of the battery gases (hydrogen ?) done, and what protection is there for explosion protection?

What maintenance and checks are scheduled, and what is the skill level and training of the person that is assigned to this?

Will battery chemicals be stored at this site, if so, how and where?

**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.

This owner has received notices from Building and Safety due to open storage of non-functioning automobiles on the property.

Several committee members conducted a site visit and discussed the application with the owner/applicant.

The committee discussed the observations of the site visit, the proposed plan and possible conditions that might be imposed.

**Motion:** That the GHNNC conditionally approve with the following conditions: The property owner comply with all provisions of sec 12.03 of the City of Los Angeles Zoning Code, the department of Building and Safety review the conditions and maintenance of the property and that all existing code violations be remedied prior to approval.

**Rationale:** We are concerned that if we do not allow this the condition of the property may get worse. By recommending some conditions the property will be cleaned up and maintained.

**Ongoing Business:**

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

Ralph is working to get the lot on Rinaldi and Balboa cleaned up.

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

Josh is planning to attend the UCLA conference late this month and a legislative round table discussion on SB375 on January 27. Wayne is attending a CEQA workshop on January 22. There is a discussion regarding the updates .

4th Annual Legislative Update, geared to provide a practical summary on some of the new changes in California planning law, how some of these laws and related legislation came about, and what is in the works for 2009. Wednesday, February 18, 2009 6:30 PM at 1911 Sunset Blvd / Los Angeles, CA 90026

**Motion:** That the GHNNC approve the expenditure of up to \$200 (\$35 per person) for the GHNNC PLUM Committee members to attend the 4th Annual Legislative Update on Wednesday, February 18, 2009, in Los Angeles.

**Rationale:** This is an opportunity for PLUM members to hear about some of the new changes in California planning law, how some of these laws and related legislation came about, and what is in the works for 2009.

**BFI/Sunshine Canyon:**

Technical Advisory Committee for the City met and BFI is violating tonnage limits on the County side. BFI has everything they need to go to phase II of their plan.

**Committee Member Comment:**

Correspondence from the DWP on the Terminal Hill project: They agree to dispose of the dirt in Magazine Canyon and the traffic will be routed towards Sierra Canyon, to avoid Balboa.

**Adjourned at 4:50PM**