

Granada Hills North Neighborhood Council Planning and Land Use Management Committee

Monday, February 16, 2009

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 11:18 AM

Committee Members present: Bill Lillenberg, Barbara Iversen, Wayde Hunter, Ray Pollock and Anne Ziliak.

PLUM Committee minutes January 19, 2009 accepted

New Business:

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

Discussed the change of zone and division of land. In the file sent from the City there was no plot map that shows the pad for the house in relation to the horsekeeping set-aside area, which is required for the Deputy Advisory Agency. Also, there are protected native trees on the site, there were no trees indicated on the plot map provided and no tree report was included in the file, and the City doesn't have anything either. We informed City Planning about the missing documents and this will be included in the report.

Motion: That the GHNNC deny the request to parcel 17891 RIDGEWAY ROAD due to insufficient information regarding the existing protected trees located on the property and compliance with the K-overlay (equestrian zone) requirements.

Rationale: We cannot make a recommendation on the parcel of land without the required documents, but the city may conditionally approve the division of land. We will ask that we have an opportunity to review any additional submissions from the owner prior to final approval. The native trees and the mitigation for any trees removed need to be plotted on the maps for the project and all the equestrian requirements must be met.

APCNV-2008-2705-ZC-ZAA: 11582 Longacre: Nothing from the City yet.

CPC-2009-258-HPOZ: ENV-2009-259-CE: Balboa Highlands Historic Preservation Overlay Zone

The City will hold the first Public meeting in April of this year.

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. There is significant open storage and clutter along the street frontage.

Motion: That the GHNNC conditionally approves the storage of a historic vehicle collection on the property located at 17745 Ridgeway Road in Granada Hills with the following conditions: (1) the property owner comply with all provisions of sec 12.03 of the City of Los Angeles Zoning Code, (2) the department of Building and Safety review the conditions and maintenance of the property and (3) 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.

MITIGATED NEGATIVE DECLARATION-NG-09-053-PL: ENV-2008-3911. 12000 Blucher Ave

This is another cellular site disguised as a monopine and the applicant is requesting a variance for a reduced sideyard setback of two inches. The specs of the tree are not included in the plan submitted. We need to check if the existing monopine cell site is in compliance and contact the representative. Continue this discussion next time.

Ongoing Business:

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

There is an ongoing problem with street vendors setting up within the GHNNC boundaries and red-zoned curbs. Suggest that this might be addressed with the Public Safety Committee and the Senior Lead Officer.

Sixth Annual Forum, The California Biomass Collaborative "Considering the Net Environmental and Social Benefits of Biomass Energy," May 12th & 13th, 2009, at the California EPA Building in Sacramento, California.

It is important that we stay informed about landfill alternatives. At least one person from PLUM should attend this if possible. We will continue this until next meeting.

Committee Member Comment:

Question about the status of the church property south of Knollwood Methodist. The property is currently for sale.

Adjourned at 1:15PM