

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

**Monday, April 20, 2009**

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10 PM

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

PLUM Committee minutes March 16, 2009 accepted as corrected

**New Business:**

**Agenda items taken out of order to accommodate guests.**

**ENV-2009-417-CE: ZA-2009-416-ZV: 11451 Woodley Ave:** TO ALLOW AN ADULT DAY-CARE FOR UP TO 40 MENTALLY DISABLED ADULTS IN A PORTION OF AN EXISTING CHURCH IN THE A1-1 ZONE WITH HOURS OPERATION OF 8:30 AM TO 4:30 PM MONDAY THRU FRIDAY

Representative for the applicant, Robert Lamishaw explained that the Adult Day-Care has been operating at the Woodley address for over a year and did not know that they needed a conditional use permit (CUP) to operate, but they are fully licensed with the State to operate. City code enforcement issued a notification of violation and this prompted the application for a CUP. Currently they have 26 clients that are brought to the day-care via vans each morning and are returned home each afternoon. As required by State licensing, there is a 1:3 supervision ratio. For 22-years they operated out of a facility on the property of the Panorama Presbyterian Church and moved to the present location because the Church wanted to open a school.

The committee has several suggestions for possible conditions that might be recommended.

No hearing date has been set, so there is time to send notification to the neighbors and ask for input for our next PLUM meeting.

**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.

The committee reviewed the documents provided and found that the subdivision map and the tentative tract map do not match, that the building pad and horse-keeping areas are not included, no building lines are presented, trees on lot are not identified, no tree report, and the environmental assessment does not include existing trees.

We will conduct a site visit and check with the City Zoning Investigator prior to the next meeting.

**MITIGATED NEGATIVE DECLARATION-NG-09-053-PL: ENV-2008-3911.** 12000 Blucher Ave: the construction, use and maintenance of a wireless telecommunications facility consisting of a 60-ft. monopine (in lieu of the permitted height of 45-ft.) with 15 new antennas (3 sectors with 5 antennas on each sector), a parabolic dish and a fixed emergency generator, with said facility observing required side yard of 2-inches in lieu of the required 10% (17-ft). An accompanying 10-ft. high equipment shelter cabinets to be placed at grade approx. 10-ft. from the monopine, surrounded by a 6-ft. high chain link fence enclosure, within an approx. 464 sq. ft. on a 44,570.9 sq. ft. site in the A2-1 Zone, within 500-ft.

This is another cellular site disguised as a monopine and the applicant is requesting a variance for a reduced side yard setback of two inches.

**Motion:** ENV-2008-3911: ZA-2008-3910-CUW: 12000 Blucher Ave: That the GHNNC Board recommend denial as proposed; for the construction, use and maintenance of a wireless telecommunications facility consisting of a 60-ft. monopine with 15 new antennas, a parabolic dish and a fixed emergency generator, and a side yard of 2-inches in lieu of 17-ft.

**Rationale:** The specs of the tree are not included in the plan submitted. We visited the site and the existing tower on site is missing the tree top. The representative was contacted and told that the existing site is not in very good condition, and that in the proposal submitted it is not clear whether the GHNNC minimum standards will be met. The representative felt it was not an issue, however, it is the property owner that is the applicant and not the wireless company and the best way for us to assure compliance is to deny this case until the existing site is brought into compliance. It is not clear how the reduced setback will impact the future use of the adjoining property.

**CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF:16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING**

Project entails remodeling the existing 15,053 square foot former JCC and demolish two additional buildings 45' in height. Construct two new buildings, one 26,153 square foot for classroom and culinary arts and another 8,780 square foot subterranean garage and 48,896 square foot gym and dormitory. Use not compatible for the location.

- Needs a Parking and traffic EIR
- May be protected species onsite.
- Letter to City ENV concerned about impact on the area project not compatible. We hope that the

- Environmental section will investigate.
- Four story building and parking is inappropriate for this single family zone.
  - The paperwork that we received indicates that they are being allowed to expedite their project based on the claim that they will meet LEED at the silver level. Preliminary review indicates they do not comply with LEED silver and should not be allowed to be expedited based on LEED silver. We believe that this application fails to meet the LEED Silver status and some of the green credit the applicant is claiming is

questionable. The plan provided does not show that the LEED silver will be met.

The committee feels that the project proposed is not consistent with the neighborhood in which it is being proposed and wants to hear from the neighborhood. We need to send notification to the surrounding area and contact the applicant representative.

**Installation of an Above Ground Facility (AGF) Ref. No. 2009010665:** East side of Sesnon Blvd, 341 feet south of Jollette Ave.

Spoke to Jeff La Dou and he has not seen this application yet. It is possible that this is in a location that was previously denied by the city. We will need to walk the area to find alternate locations for this installation. Also applicant is requesting over 30 feet.

**Installation of an Above Ground Facility (AGF)Ref. No. 2009001087:**Sesnon Boulevard and Orozco Street

Spoke to Jeff La Dou about this application. Informed him that the location is within the public right-of-way that will eventually be graded to widen the street, that the utility poles pictured are on private property and there are no similar poles in the public right-of-way, that the utilities are underground, and that the meter is proposed in a dangerous location. He asked us to send a letter explaining these observations and concerns and to give him some alternate locations for the placement.

**ZA-2008-2304(ZV)(SPR):convert two existing Sepulveda VA medical buildings on 7.05 acres into a 149 unit low income, sober living apartment complex.**

**Motion: ZA-2008-2304 (ZV)(SPR) 16111 Plummer St:** That the GHNNC support the North Hills West NC in their opposition to conversion of two existing Sepulveda VA medical buildings on 7.05 acres into a 149 unit low income, sober living apartment complex

**Rationale:** Committee feels that the Veterans Administration (VA) property should remain for VA use only. A Zone Variance request by private sector developers, A Community of Friends and New Directions, to convert two urgently needed medical buildings, 4 and 5, on 7.05 acres in the heart of the Sepulveda VA campus into a 149 unit apartment complex threatens to open the entire 160 acres of Veterans Land to further private sector development of all kinds

#### **Ongoing Business:**

**Discussion and consideration of any new or old information available on BFI/Allied Waste at Sunshine Canyon Landfill** that is in the City, County and/or the proposed Combined City/County Landfill to include but not be limited to such subjects as: all City, County & State public hearings, Conditional Use Permits (CUPs) compliance, Notices of Violation (NOVs), Solid Waste Facilities Permits (SWFPs), Waste Discharge Permits (WDRs), Mitigation Measures, etc., plus other related subject matter pertaining to recycling, alternate technologies as replacements for landfilling.

Regional Water Quality Control Board (RWQCB) meeting scheduled for May 7 in Ventura County.

A request to issue a Notice Of Violation with the Integrated Waste Task Force because BFI/Allied/Republic exceeded the allowed tonnage on the County side. This is pending.

On May 27 a joint Technical Advisory Committee meeting will be held at LA City Hall at 3PM.

**Committee Member Comment:** None

**Public Comment on non-agenda items:** None

**Adjourned at 5PM**