

Granada Hills North Neighborhood Council Joint meeting of the Board and Planning and Land Use Management Committee

Monday, September 21, 2009

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10 PM

Present: Barbara Iversen, Ralph Kroy, Bill Lillenberg, Wayde Hunter, Jan Subar, Agnes Lewis, Bill Hopkins, Ray Pollock and Anne Ziliak

PLUM Committee minutes August 17, 2009 accepted.

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 applicant was asked to submit a new map, so the case is delayed.

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

Applicant has scheduled a community meeting for Wednesday, October 14, 2009 from 6:30pm to 8:30pm at the site address and has sent invitations to the neighborhood.

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

A tour of this site and the Balboa Blvd 250ft North of Woodley Ave is being planned for committee members interested.

Installation of an Above Ground Facility (AGF) Ref. 2009001084/Balboa Blvd 250ft north of Woodley Ave.

Called the applicant representative for the T-Mobile site and have not received a reply. The request is to install a new wooden pole on the east side of Balboa with a meter. There are no wooden poles on the east side of Balboa north of Woodley. The Committee will request a more detailed plan and ask the applicant representative to come and discuss this application and the Sesnon/Orozco site.

AA-2008-4806: 17251 Bronte Place: application to subdivide 13,833.4 sq ft lot into two separate lots.

Rationale: This is in the RS Zone and not the R3 Zone as stated in the application. The square footage in an RS Zone is 7,500 sq. ft. minimum. A lot split of 13,844.4 sq. ft. would require a variance because the lots created would be less than 7,500 sq. ft..

Motion: That the GHNNC request denial of a variance to subdivide 13,833.4 sq. ft. lot into two separate lots at 17251 Bronte Place: (AA-2008-4806) because this would create lots less than 7,500 square feet and this is not compatible with the surrounding lot size.

ZA-2003-8454-CU-PAZ: 12121 Balboa Blvd: application to co-locate onto existing monopine cellular structure: Install 3 additional panel antennas, 3 DAP Heads, 3 parabolic antennas, GPS at 68' AGL for sector A&C, and 63' AGL for sector B. Application also includes the installation of a base equipment cabinet within the existing equipment shelter.

Current tree needs maintenance and has a parabolic dish attached which was not approved. Application does not seem to be complete. For our next meeting we will ask the applicant to attend our meeting to be held at the Methodist Church.

CPC-2009-132-GPA-ZC-HD-SPR: ENV-2008-4727-MND: 15414 Chatsworth Street: MIXED USE DEVELOPMENT COMPRISED OF 144 RESIDENTIAL UNITS AND 13,382 SQ. FT. OF COMMERCIAL RETAIL, RESTAURANT, & OFFICE SPACE. (Request from GHNNC August 31, 2009 Board meeting.)

Discussed this issue that was referred at the August Board meeting. Committee decided that we should contact the Mission Hills NC, Planning Dept and CD 7 office and find out what they have done on this issue because our involvement may not be welcomed.

Ongoing Business:

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

House on Westbury had numerous cars parked in various state of repair.

Condition and access of the Public Equestrian Trail System within the GHNNC Boundaries:

Council office said that the City Attorney could not do anything. We requested the City Attorney position in writing.

Discussion and consideration of any new or old information available on BFI/Allied/Republic Waste at Sunshine Canyon Landfill.

BFI wanted to relocate their leachate collection system to adjacent land which has an existing covenant that prohibits such activity. The City Planning Dept determined that BFI could not move the system onto this land.

Committee Member Comment:

Discussed the Chevron application to sell refrigerated alcoholic beverages. This business sits on three lots, two commercial lots and one lot in the RS Zone. The gasoline pump sits on the commercial lots and the food store in on the RS Zone. This has been operating for ten years under the existing Conditional Use Permit (CUP) which allows the sale of alcohol, but not refrigerated. They are not allowed to display any alcohol advertising and they have to close at midnight. The City is handling this as a variance because this is in the RS Zone. We need to ask the Senior Lead Officer if there has been any problems at this address. Original case number : 97-495-CUZ: 07-4458

Adult Day Care case: Due to the neighbors' concern the applicant lessened the number of clients that walked through the neighborhood. Wayde attended the hearing for GHNNC.

Discussed the Open House meeting held by The Gas Company/Sempra Energy on September 10 in Newhall. Their gas storage is above Sesnon and west of Tampa Ave. The plan is to convert from use of gasoline-operated turbine system to electricity. To do this they will move their administrative building and then grade and install new electric turbines. Once the new system is installed then the old turbines will be removed. The most impact to the adjoining neighborhood will most likely be during the construction phase. They are planning to relocate the guardhouse north so the construction trucks can queue up off of Sesnon and out of the neighborhood. The plan also includes the upgrade to the power lines that run from Newhall to the location north of Sesnon.

- Need to check on Nugent case.
- Check with other possible meetings with Jane Usher.
- Possible letters regarding the Psychic sign issue.

Public Comment on non-agenda items: None

Adjourned at 5:10 PM

Granada Hills North Neighborhood Council Joint meeting of the Board and Planning and Land Use Management Committee. Friday, October 2, 2009

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Meeting called to order at 1:35PM

Present: Barbara Iversen, Bill Lillenberg, Wayde Hunter, Agnes Lewis, Ray Pollock and Anne Ziliak

APCNV-2005-8713-ZC-ZAA:TT 65036: 17981 MAYERLING ST: (T)(Q)RE20-1-O-K:

The original case was approved for RE-20 Zone with approval for a maximum of four single family lots. This was appealed by the developer and the North Valley Planning Commission and approved for a maximum of seven. The GHNNC strongly opposed this and tried to persuade adherence to the community plan and the footnote 12 provision of one acre minimum per lot.

Unfortunately, the developer was granted approval for seven. The property went into foreclosure and then went to auction and a new developer wants to purchase this site and build four single family lots.

We discussed this and all agreed that we should support this because we originally thought there should be only three lots, then the neighbors felt they could accept four and the original approval was for four lots.

Rationale:It is closer to our community plan than seven, it is compliant with the equestrian (K-Overlay) requirements and the developer will not ask for any variances. Also, we should ask that the City to vacate the North Area Planning Commission and adopt the original determination by the Advisory Agency.

Motion:regarding a revised plan for 17981 MAYERLING ST. ((T)(Q)RE20-1-O-K: APCNV-2005-8713-ZC-ZAA:TT 65036) that proposes to divide a 152,798 square foot lot into four lots ranging from 32,000 to 40,000 sq. ft.

That the GHNNC support the plan to build four single family lots on a 152,798 sq. ft. lot on 17981 Mayerling Street.

The applicant requested a tour of the following sites which was scheduled for today has been postponed to next week.

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

Installation of an Above Ground Facility (AGF) Ref. 2009001084/Balboa Blvd 250ft North of Woodley Ave.

Meeting adjourned at 2:30PM