

Granada Hills North Neighborhood Council Joint meeting of the Board and Planning and Land Use Management Committee. Monday, December 14, 2009

11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10 PM

Present: Ralph Kroy, Bill Lillenberg, Bill Hopkins, Ray Pollock, Wayde Hunter and Anne Ziliak.
PLUM Committee report from November 16, 2009 accepted.

Motion to take Public comment out of order passed. George Bergren lives on Shamhart and Gerald. Verizon AGF/FIOS box on side yard attached to existing telephone pole. George negotiated with Verizon to mount the box 15 inches aboveground, so that the box would not be visible from side yard. Wayde had recommended that the box stay where it is located. Spoke with Jeff La Dou and he told him that he did not have the authority to do anything about this. Wayde will call to find out what can be done. Julie C. 310-260-7725, Verizon public liaison.

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.

Eight Oaks onsite all located outside the grading area. One large Oak in on the edge of the slope, the rest down in the gully area. Arborist onsite during the grading process. Bill thinks that lot size is too small, lots 4 and 5 are irregular shaped and with the slope. Currently they have a handicapped riding facility operating onsite and a non-permitted horsekeeping.

Motion: That the GHNNC does not support the application as submitted and recommends approval of a total of four lots based on the uniquely irregular shape of lots 4 and 5 and request that an arborist be on site during grading.

Rationale: The applicant is requesting a modification on the lots and based on the uniquely irregular shape of proposed lots 4 and 5, a maximum of four should be allowed. Requiring a private street for access will need numerous slight modifications and could set precedent for future development. Such tight development will make fire access difficult. To ensure protection of all existing native protected trees request that an arborist be onsite during grading.

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.

Motion: That the GHNNC oppose the planned height, four-story building. That the project as proposed is inappropriate and not compatible and such intensity will have detrimental impact within this single residential family neighborhood. The project proposed would not be consistent with the neighborhood in which it is being proposed.

Rationale: Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. We have asked the applicant to consider a plan that would be less impactful to the community; however, no agreement has been reached. There is great impact with this project and the intensity is not compatible in the surrounding single-family residential neighborhood.

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.

No new information on this case.

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.

Proposed Accessory Dwelling Units code amendment:

Discussed this and will continue this at our next meeting. Will send out information to the committee.

Ongoing Business:

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

Condition and access of the Public Equestrian Trail System within the GHNNC Boundaries: Planning and Land Use Meetings, Conferences, Educational Opportunities. Discussion and Possible action

Discussion and consideration of any new or old information available on BFI/Allied/Republic 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.

Comments for the EIR that is being prepared for renewable energy project at Sunshine Canyon Landfill.

Wayde: SCAQMD: BFI has applied to install five gas turbines to use landfill gas to produce electricity. Originally the public was told that adding these will lessen the amount of NOX gases; however, this proposal states that it will add 31 more tons of these NOX emissions daily. There 351 tons a day now and this will add an additional 31 tons. The air quality impacts will be worse.

Motion: That the GHNNC oppose the installation of the currently proposed gas turbine project at Sunshine Canyon Landfill and/or any installation/project that increases daily emissions and/or does not result in the decrease of the Notice of Preparation (NOP) estimated 351 tons/day of emissions produced.

Motion: That the GHNNC support the SCAQMD in the issuance of an “order of abatement,” against Allied Waste/Republic Services dba Sunshine Canyon for the operation of Solid Waste Disposal site operating under a solid waste permit which has resulted from numerous citations for odor in our neighborhood council area.

Committee Member Comment:

Bill L has a list of people in the City Planning Dept that will be retiring. This will cause an extreme slowdown in the Dept.

Adjourned at 4:10PM