

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

Monday, March 15, 2010

11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10PM

Present: Wayde Hunter, Barbara Iversen, Bill Lillenberg, Bill Hopkins, Jan Subar, Agnes Lewis, Ray Pollok and Anne Ziliak. Absent: Ralph Kroy and Josh Jordahl

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.

Their representative summarized what has been done thus far. He explained that they have altered their design to lower the height of the buildings. Now there are three buildings instead of two.

They feel that they have resolved the height issue. The Committee reviewed JETS conditions of approval. We need an architectural rendering to present to the community and the Board.

Committee members need the rendering so we can circulate them.

Parking 109 in lieu of 224, in front 85 underground 24.

A revised packet of conditions was presented. Discussion was as follows: **Comments in bold are from the PLUM Committee.**

1. Use. The use of the subject property shall be as a vocational boarding school and community center with a maximum boarding school enrollment of 250 students. Development shall be limited to the existing 15,053 square foot community center building and three proposed new buildings, including a dining and culinary arts building up to 30' in height with a subterranean garage ("Building A"), a gymnasium and classroom building ("Building B") up to 37' in height, and a dormitory building ("Building C") up to 37' in height, along with a total of 109 parking spaces.

a. Parking provided on-site shall not be utilized for events or uses occurring at off-site locations unless the property owner filed a shared parking application, and is granted such request.

Purpose to limit parking to building owner. This prevents third party parking. Condition 1 represents Exhibit A and should include the parapet in height and should be included in the conditions.

b. A vehicle policy for residential students shall not allow students to have a car on campus. Up to 10% of students may be given an exception to this policy; in the event they need to travel to and from another school for outside course work.

c. Filming for commercial purposes shall not be done outdoors after dark where the use of artificial light is employed.

This prevents filming on-site outside after dark. This should only be allowed off academic session. They will work on this.

d. No incidental gaming activities as defined in Section 12.21A13 shall be permitted on the site. **Included to prevent any gaming on-site.**

2. Review. Within three years after the issuance of the Certificate of Occupancy for the boarding school, the applicant/owner shall file a Compliance Report (using Plan Approval forms) with the Director of Planning, and the applicable Council District Office. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant.

a. Upon issuance of the Project's first Certificate of Occupancy, the applicant shall provide a copy of the certificate of occupancy to the Director of Planning for inclusion in the subject City Plan Case file.

b. Upon review of the report, the Director shall determine whether there will be need for additional conditions or measures, and state accordingly in his/her written determination.

c. If the report provides evidence that corrective measures are necessary, the

Director may require modifications to these conditions or additional conditions of approval pursuant to the purpose, authority, and procedures set forth in Section 12.27.1 of the Municipal Code.

d. The applicant shall submit as part of the report a record of any complaints received by the school from the surrounding community about project traffic, parking issues, operations, noise and measures undertaken to resolve legitimate community concerns.

e. The report must be accompanied by the payment of appropriate fees and be accepted as complete by the Department of City Planning. The applicant's fee shall be based on a Flat Fee as per Section 19.00 of the LAMC.

f. A Plan Approval as set forth above will also be required upon sale of the property or change in operator.

This is added to review the operation. These conditions add another layer of protection. What happens with complaints that occur before the review period?

3. Enrollment/Staff. Enrollment of the vocational boarding school shall be limited to a maximum of 250 students. The number of dormitory staff shall be limited to a maximum of 30.

This breaks down the staff specifically for dormitory staff to 30 that will also live there. There will also be other staff that will be present during the day.

4. **Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development site and elevation plans including complete landscape and irrigation plan by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans shall be in substantial conformance with the site plans labeled as Exhibit "A" and attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization

Does your plan include use of recycled water for irrigation? This is not required, but could be a good idea.

5. Parking. The school shall maintain a minimum of 109 parking spaces. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.

Parking: They need a variance for parking. They are providing 109 and they are required to have 224. The code includes a percentage of parking for compact cars and they stated that they would meet the requirement.

6. Hours of Operation. The subject use shall observe the following limitations related to hours of operation:

a. For classroom instruction: 7:30 a.m. to 10:00 p.m.

b. For outdoor adult supervised use:

1) Passive use: 7:30 a.m. to 9:00 p.m.

2) Basketball Courts: 8:30 a.m. to 6:00 p.m.

3) Swimming Pool: 7:30 a.m. to 6:00 p.m.

Hours of Operation: Changing the basketball to outdoor sports M-F 8:30 AM to 7PM limit Saturday and Sunday 10AM to 6PM. Swimming pool 7:30AM to 8PM and 9AM to 8PM Saturday and Sunday

c. Teacher preparations, normal school maintenance, parent/teacher conferences, and other indoor activities may extend beyond the hours set forth above.

d. Not more than seven (7) "Special Events" per school year with evening events ending by 11:00 p.m. are authorized. Special Events are activities involving parents and/or other visitors where more than 109 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of Special Events. An instructor or school staff member shall be present at all events to monitor student activities, arrivals and departures to insure that noise impacts on adjacent neighbors are minimized.

d. Special events: They want 7 per year. They will name them they are working on this. School year is September to June. This needs to be more specific.

e. A new copy of the Calendar and List of Major Events shall be submitted to the Director, Department of City Planning, Council District 12, Certified Neighborhood Council, and Homeowner's Association(s) at least 60 days prior to the beginning of each school year for their reference.

f. No calendar modification to allow any Special Event that is not included on the Calendar, or to allow any additional Special Event, shall be scheduled without a minimum 60 day advance notification to the appropriate Council District, Neighborhood Council and Homeowner's Association(s)

E and F and elsewhere references to Certified Neighborhood Council and/or Neighborhood Council should instead state Granada Hills North Neighborhood Council (GHNNC).

g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

7. Special Event Parking.

a. For Special Events at the property that are expected to attract more than 109 vehicles, off-site parking for vehicles in excess of the 109th vehicle shall be provided at an off-site location which the school shall secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations outside of the immediate area and/or the school shall make available parking attendant(s).

Included to cause as little impact to the residential area.

b. A free shuttle bus system shall be used between the off-site parking area(s) outside of the immediate area and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. Parents, students and visitors shall be instructed in writing to park within the designated off-site area(s) and to use the shuttle system.

c. The school administration shall institute a program by which parking is assigned prior to the scheduled event to parents, visitors, staff and faculty at a specific location, whether on-site or off-site. Such a program shall be designed to avoid traffic congestion and circulation problems associated with drivers arriving at the subject property or other designated off-site parking locations and being turned away due to insufficient parking capacity.

8. Queuing on-site. All vehicles, including delivery vehicles, shall queue within the internal campus driveways, and shall not queue on residential streets. Any school-operated van and bus and all other vehicles which bring students to and from the school shall park, load and unload students within the property and not on any adjoining streets.

Queuing on-site: Will change to all queuing will be on the property and not on the street.

9. Traffic Management Program. The school shall implement a Traffic Management Program with a Trip Reduction Plan to the satisfaction of the Department of Transportation and the City Planning Department prior to the Issuance of a permanent certificate of occupancy

10. Bicycle Racks. Bicycle racks shall be provided on site.

11. Emergency Procedures. An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.

Suggestion that students participate in CERT program.

12. Security Plan. A security plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the school, prior to the issuance of a certificate of occupancy. The property shall be secured when not in use.

School will have a security plan that will include days when school is not in use.

13. Noise mitigation.

a. No outdoor public address system shall be installed or maintained on the subject property. No paging system shall be installed which is audible outside the building in which it is located.

There will be no audible equipment used for amplified sound.

b. No amplified music or loud non-amplified music is permitted outside.

c. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.

d. Any exterior school bells shall not be audible beyond the school property.

14. Pay Phones. All pay phones, if any, on the subject shall be located inside the buildings where they can be readily monitored by faculty and staff.

15. Community Phone Number. A phone number shall be provided by the applicant for the receipt of complaints from the community regarding the subject facility and shall be provided to the immediate neighbors, local neighborhood associations, and the Council Office. The property owner/operator shall designate a community liaison who shall meet with representatives of the neighborhood and/or associations, at their request, to resolve neighborhood compliance regarding the subject property.

Change to include the GHNNC in the condition.

16. Signs. Any sign erected or maintained on the premises shall be limited to those of an identifying or directional type, for which plans shall be submitted to and approved by the City Planning Department prior to the issuance of building permits.

They will not have any signs not allowed in the code. We do not want signs that are lit.

17. Maintenance. The subject property including any associated parking facilities, sidewalks, parkways, and landscaped setbacks adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

Encourage the addition of recycling bins with the trash bins. Use a company that recycles the trash. Add green waste receptacle. Apply for the City Sanitation to participate in blue bin program.

18. Other Uses.

a. The multi-purpose gym may be used by local organized groups depending on availability.

Other uses: Must be something included to limit any other use to be subject to the existing conditions of the school.

b. A summer camp may be operated on site, which may be operated by an outside organization.

c. On site educational workshops, academic banquets and other school holiday gatherings may be hosted on site. The site shall not be rented to third parties for other types of social events such as weddings and/or barmitzvahs.

The facilities will not be rented or used by any third party for events.

19. Sustainable Development Practices. Finishes and materials shall use low VOC low toxic products certified as Green Seal or Green Label Plus which meet stringent criteria for low chemical emissions. Energy efficient equipment and appliances (Energy Star certified appliances and Mechanical equipment per Title 24 of the California Code of Regulations), and water conserving devices (i.e. low flush and/or dual-flush toilets, waterless urinals, acoustic ceilings and walls, double-paned windows and skylights, drip irrigation systems, landscape irrigation timers) pursuant to the relevant requirements of the LAMC shall be used on the site.

Sustainable Design: Suggestion to use recycled water and fuel used during construction.

They will meet the City LEED requirements, but provide no details at this time.

We also discussed the outreach to the community. Decided that we should allow for viewing a display and then have an organized presentation. Tentatively set for the second week of May

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.

Cypress tree looks better than the wooden pole.

What is the finished height of this monocypress? If 44' total then we think this is acceptable.

Installation of an Above Ground Facility (AGF) East side of Sesnon Blvd (17550 Sesnon), south of Jollette Ave.

A stakeholder does not want this installed. Their home is within direct view of this site.

Wants information on stakeholder that fought HPOZ installation.

Rationale: Representatives of the GHNNC PLUM met with the applicant and toured a number of sites proposed by T-Mobile. We made many comments regarding the vault and venting and expressed concern about their monopole being too close to the existing Verizon monopole. We hoped that they would get back to us and instead they moved forward with their original plan.

Motion: That the GHNNC oppose the siting of this Above Ground Facility (AGF) monopole installation on the East side of Sesnon Blvd (17550 Sesnon), south of Jollette Ave because it was not moved further west and does not have flush vents as discussed with the applicant, T-Mobile and BMS Communications.

City of Los Angeles, Bureau of Sanitation new Septic Systems Ordinance

Discussed the existing septic tanks in our boundaries.

Baseline Hillside Ordinance:

Zoning administrator adjustment should not be allowed because it is like a variance.

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

Discussed:

Auto body ordinance rules and complaint against local property owner.

Complaint regarding a vacant home on Bircher.

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

This is being researched with the help of Jeannie Plumb and Anna Vidal.

Committee Member Comment:

The Ridgeway division of land was approved. Lopez Canyon Trucking School appeal was denied. This may still be appealed.

Adjourned at 6PM