

Neighborhood Council

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CITY OF LOS ANGELES
CALIFORNIA



Granada Hills South
Neighborhood
Council

Regular Board Meeting Agenda

Thursday, March 7th, 2024

6:30 PM

**Granada Hills Charter High School-
Rawley Hall**

**10535 Zelzah Ave. Granada Hills, CA
91344**



Granada Hills South
Neighborhood Council

11024 Balboa Blvd., Box
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Granada Hills, CA 91344
(818) 723-8087

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Mark Morris, at 818-388-6389 o por correo electrónico mmorris@ghsnc.org para avisar al Concejo Vecinal.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the

General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker unless adjusted by the presiding officer of the Board.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities

- I. CALL TO ORDER, FLAG SALUTE
- II. ROLL CALL

- III. ADMINISTRATIVE APPOINTMENTS/ FUNDING MOTIONS
 - A. Motion for Approval of Monthly Expenditure Report (MER) for January & Feb., 2024
 - B. Approval of the Minutes for of Feb 1 & 26, 2024 BOARD MEETING

V. ELECTED OFFICES/ DEPARTMENTS/ ORGANIZATION ANNOUNCEMENTS

- A. LAUSD District 3 (Tara Vahdani/Tammy Ramirez, Scott Schmerlson)
- B. County Supervisor's Office Lindsay Horvath – {Rep Myrna Gutierrez or Sophia Sovdani}
- C. Senator Caroline Menjivar District 3
- D. Congressional District 25 -Congressmen Mike Garcia's office (Garrett Henry)
- E. Assembly District 40 – Pilar Schiavo rep Gabby Gurrola we need volunteers we need
- F. Council District 12 (John Lee) (Jonathan Coto)
- G. Mayor's Office Karen Bass (Jared Rivera)
- H. DONE, (NEA Mario Hernandez)
- I. Budget Advocate (Brian Allen)
- J. Congressional District 30 (Kimberly Caseres)
- K. LAPD Senior Lead Officer (Parker or Sellers) or alternate representative-(Richard Fisk)

E. NEW BUSINESS

- A. Discussion and possible action to approve an NPG for Parks and Rec's for the annual holiday egg hunt in the amount of up to \$1000 NPG
- B. We need volunteers to participate at this event if motion is approved.

VII. COMMITTEE REPORTS

PRESIDENT - We moved our storage from Public Storage to Nova storage at the end of February; as previously passed

- A. Public Safety
- B. Cultural Affairs
- C. Education
- D. Homelessness – Report
- E. Outreach- Report on Special Meeting on February 26, 2024 regarding Institute for Nonviolence event- Night of Dialogue.
- F. Planning and Land Use

Committee Issues – PLANNING AND LAND USE MANAGEMENT

1. Discussion and possible action by the Board regarding Los Angeles City Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) (i.e. a proposal to demolish two existing single family residences, at 17188 and 17184 Chatsworth Street, respectively, and replace them with a **39,528 sq ft, six floor, 49 unit**, 100% affordable housing project).

This application includes a **“33 feet additional height, or three stories”** increase over what would otherwise be allowed by city zoning; **“35% reduction in front yard, 35% reduction in (both) side yards, 40% increase in floor area,”** and **“waiver to allow zero parking, waiver to allow zero bike parking, waiver to allow zero tree requirements, waiver to allow zero EV parking spaces, (and a) waiver to reduce open space 90%.”**

Note that these two adjoining properties are on the south side of Chatsworth Street; 17188 is the southeast corner of the intersection of Chatsworth and Aldea, and 17184 is the property immediately east of the corner. Other properties on the same block include both single family residences and multi-unit-apartment buildings. As of March 3, 2024, no approved documents are posted at the above link; the project is currently listed as being “on hold.”

As per standard policies of the GHSNC, the applicant (Ara and Nathalie Baljian, 11491 Amigo Avenue, Porter Ranch, CA 91326//818-300-1040// ERIC@BMIDEVELOPMENT.COM) was invited via e-mail on Feb. 21, 2024

to present to the community on this project at the committee's Feb. 29, 2024 meeting, and for the committee to make a recommendation to the board regarding the applicant's request.

The applicant did not attend or present at the committee meeting.

Public comment during the committee meeting was entirely non-supportive of this proposal because of the scope and scale of the project.

The committee voted 3-0 to recommend the GHSNC oppose this project because of its scope and scale.

Note that City of Los Angeles Planning Deputy Renata Ooms responded March 1 to an inquiry about this project via e-mail with the following statement: "*We expect to be issuing a Letter of Compliance (similar to an LOD) for this project within 1-3 weeks.*" Ms. Ooms included a 103 MB zip file with multiple documents that could not be opened or downloaded.

If any new information is available by the Board meeting, the above item shall serve as a placeholder for any necessary board action.

Motion as follows: The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") Planning and Land Use Management Committee (PLUMC), recommends the following: The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") oppose approval by the City of Los Angeles of Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) because of the scope and scale of this project.

2. Discussion and possible action by the Board regarding Los Angeles City Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#), (i.e. a proposal to demolish an existing 1,234 sq ft single-family dwelling at 16136 West Devonshire Street - and construction of a **10,647 sq ft three-story, 44-foot, 15 unit**, 100% affordable housing project.

Note that this property is on the south side of Devonshire, three parcels east of Woodley Avenue. There is a commercial property at the southeast corner of Woodley and Devonshire, but the remainder of the block – ~12 homes, including one west of this property and separating it from the existing commercial development – is entirely single-family, as is most of the same the block on the north side of the street (~10 homes). Similar zoning and uses are in place east to Haskell (south side, ~21 homes) and Aqueduct (north side, ~31 homes).

Note that among others, this includes a request to permit **a 19-foot height increase from the LAMC 12.21.1-A, 10 limit of 25 feet within 49 feet of an RS zone to 44 feet, a 100% reduction of required parking from 23 spaces to 0 spaces, an 80% reduction of the required building line setback from 25 feet to 5 feet, and a 100% reduction of required open space from 1,800 sf. to 0 sf.**

As of March 3, no approved documents are posted at the above link; however, the project is not listed as being "on hold." **However, see below regarding March 1 communications from Ms. Renata Ooms with City Planning.**

As per standard policies of the GHSNC, the applicant (**Gary Benjamin, 16136 Devonshire, LLC//213-479-7521//gary@alchemyplanning.com**) was invited via e-mail on Feb. 21, 2024 to present to the community on this project at the committee's Feb. 29 meeting, and for the committee to make a recommendation to the board regarding the applicant's request.

Mr. Benjamin responded via e-mail on Feb. 26, but did not attend or present at the committee meeting.

Public comment during the committee meeting was entirely non-supportive of this proposal because of the scope and scale of the project.

The committee voted 3-0 to recommend the GHSNC oppose this project because of its scope and scale.

Note that City of Los Angeles Planning Deputy Renata Ooms responded March 1 to an inquiry about this project via e-mail with the following statement: "*This project is currently on hold awaiting the applicant's response to the hold letter.*" Ms. Ooms included a 103 MB zip file with multiple documents that could not be opened or downloaded.

If any new information is available by the Board meeting, the above item shall serve as a placeholder for any necessary board action.

Motion as follows: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) oppose approval by the City of Los Angeles of Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#) because of the scope and scale of this project.

3. Discussion and possible action by the Board regarding Los Angeles City Planning Case Number [ZA-2023-3812-CUB](#) (i.e. a conditional use permit **to allow the off-site sales of beer and wine**, under LAMC 12.24_W-1, in conjunction with an existing market (dba as Island Pacific Seafood Market) at 11130 N BALBOA BLVD, operating from 8am-9pm, daily. This is in an existing C4-1-VL zone, in the existing shopping center on the northeast corner of Balboa Blvd. and San Fernando Mission. Applicant is Hermann Chiu, with Abacus Business Capital, Inc., based in the City of Industry. Applicant’s representative is Liliger Damaso, with Liquor License Agents, in Los Angeles.

Ms. Damaso and Mr. Chiu were invited to attend the committee’s Feb. 29 meeting, and presented to the committee and community members about the application.

Public comment during the committee meeting was generally neutral or supportive of this project.

The committee voted 3-0 to recommend the GHSNC not oppose this project.

If any new information is available by the Board meeting, the above item shall serve as a placeholder for any necessary board action.

Motion as follows: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) does not oppose granting of the conditional use permit requested in Los Angeles City Planning Case Number [ZA-2023-3812-CUB](#).

OLD BUSINESS

- A. Discussion and possible recommendation to the Board regarding Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPP-SPR](#); (i.e. **proposed Home Depot development** located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)).

For background, note that as of Feb. 21, 2024, no new information regarding this projects has been posted on the City Planning Department website, but this item is being included as old business for potential consideration if new information is posted between that date and this meeting.

As of March 3, no approved documents are posted at the above link; the project is currently listed as being “on hold.”

Also, note that a limited amount of applicant’s material is currently posted under the first link, while additional background information on this project is available here:

[All the Info We Have about the Proposed Granada Hills Home Depot Project | Granada Hills South Neighborhood Council \(ghsnc.org\)](#)

Note that on Aug. 3, 2023, the Granada Hills South Neighborhood Council voted unanimously to request the City of Los Angeles (“the City”) require a full Environmental Impact Report (EIR) on Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPP-SPR](#); (i.e. proposed Home Depot development located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)), in order to comply with all requirements of the California Environmental Quality Act (CEQA).

Note that City of Los Angeles Planning Deputy Renata Ooms responded March 1 to an inquiry about this project via e-mail with the following statement: “*Nothing new on this one. no hearing date set, no environmental document that has been published yet.*”

If any new information is available by the Board meeting, the above item shall serve as a placeholder for any necessary board action.

Motion as follows: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)Colleen pls call me on this one

G. Sustainability – Discussion and possible action, motion: The Granada Hills South Neighborhood council moves to approve up to \$250 for the purchase of sustainable, reusable spiderweb Halloween decorations for use in any GHSNC events in the fall.

- I. Youth - Presentation on Youth Advisory Board by the Youth Committee
- J. Beatification - Report

IX. GENERAL PUBLIC COMMENT OF NON-AGENDIZED ITEM

X BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS

XI Next meeting will be held on March. 2024

XII ADJOURNMENT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas –

Neighborhood Council agendas are posted for public review as follows:

- 17723 Chatsworth Street, Granada Hills, CA 91344
- <https://ghsnc.org/>
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System (ENS)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 11024 Balboa Blvd., Box 767 Granada Hills, CA 91344, at <https://ghsnc.org/> or at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact Mark Morris, President at 818-388-6389 or email at mmorris@ghsnc.org or Michael Benedetto, Vice President at 818-723-8087 or email at mbenedetto@ghsnc.org

Reconsideration and Grievance Process -

- For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website: <https://ghsnc.org/>