



## CITY OF LOS ANGELES



### **GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL REGULAR BOARD MEETING MINUTES, Thursday, March 7, 2024**

Granada Hills Charter H.S., Rawley Hall, 10535 Zelzah Ave., Granada Hills, CA 91344  
DRAFT Minutes [to be replaced by "Approved \_[Month]\_ \_[date]\_, 202\_[year]\_"]

Document copies were available at the Meeting.

GHSNC (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motions/Resolutions (as stated at the Meeting, which take precedence over versions written on the Agenda, if different); quotes (words that have quotation marks ("") at the beginning and ending of a word or words); and other wording from the Agenda such as the first paragraph(s) of some Items. Items are listed in and match the same order as on the Agenda.

#### **I. CALL TO ORDER, FLAG SALUTE**

President Mike Benedetto called the Meeting to order at 6:50 p.m. The Pledge of Allegiance was led by Abbey Ronquillo.

#### **II. ROLL CALL**

Roll Call was taken by the Secretary. Nine of the 15 Board Members were present at the Roll Call: Mike Benedetto (President), Launa Bogartz, John Horn, George Karam, Sally Kolstad, Mark Morris, Ashley Pena (Secretary), Abbey Ronquillo (Treasurer) and Linda Williamson. Six Board Members were absent: Colleen Toumayan (Vice-President) (excused), Carol Hart (excused), Michael Koch (unexcused), Rox Poon (unexcused), Brad Smith (unexcused) and Michelle Waldenmeyer (unexcused). The GHSNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is nine (see the Bylaws link at [www.empowerla.org/ghsnc](http://www.empowerla.org/ghsnc)), so the Board could take such votes. Fifteen of the 17 Board Seats were filled (by election or appointment). Two Board Seats were vacant [all At Large]; to apply, see [www.ghsnc.org](http://www.ghsnc.org). Also attended: 16 Stakeholders and Guests.

#### **III. ADMINISTRATIVE APPOINTMENTS/ FUNDING MOTIONS**

A. Motion for Approval of Monthly Expenditure Report (MER) for January & Feb., 2024.

**FUNDING MOTION** (by Mr. Morris, seconded by Ms. Williamson): The Granada Hills South Neighborhood Council approves its Monthly Expenditure Report for January 2024.

**FUNDING MOTION PASSED** unanimously by a voice vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Benedetto, Bogartz, Horn, Karam, Morris, Pena, Ronquillo and Williamson); zero opposed; zero abstained. One (Kolstad) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

Mr. Benedetto reported that the February MER was not ready for approval, so, at this time, no Motion was made or vote taken to approve the February MER.

B. Approval of the Minutes for of Feb 1 & 26, 2024 BOARD MEETING.

No corrections or amendments were made.

**MOTION** (by Mr. Benedetto, seconded by Mr. Karam): The Granada Hills South Neighborhood Council approves the Minutes of its February 1, 2024 Regular Board Meeting Minutes.

**MOTION PASSED** by a voice vote of the nine eligible voters present with eight in favor (“Yes” or “Aye”) (Bogartz, Horn, Karam, Kolstad, Morris, Pena, Ronquillo and Williamson); zero opposed; one abstained (the GHSNC does not count abstentions as either “yes” or “no” votes) (Benedetto).

No Motion was made or vote taken to approve the February 26<sup>th</sup> document.

*[There was no Agenda Item #IV. The next Agenda Item addressed was Item #V. I.]*

**V. ELECTED OFFICES/ DEPARTMENTS/ ORGANIZATION ANNOUNCEMENTS**

A. LAUSD District 3 (Tara Vahdani/Tammy Ramirez, Scott Schmerlson).  
Tara Vahdani, Deputy Director of Community Engagement for LAUSD Board Member Scott Schmerlson [ofc. 818-654-3785; [Tara.Vahdani@lausd.net](mailto:Tara.Vahdani@lausd.net); <http://achieve.lausd.net/schmerelson>], was not present and there was no report.

B. County Supervisor’s Office Lindsay Horvath – {Rep Myrna Gutierrez or Sophia Sovdani].  
Myrna Gutierrez, a Caseworker for L.A. County District Three Supervisor Lindsey Horvath (213-440-0927 or 818-901-3831; [MGutierrez@bos.LACounty.gov](mailto:MGutierrez@bos.LACounty.gov); <https://lindseyhorvath.LACounty.gov>), was not present and there was no report.

C. Senator Caroline Menjivar District 3.  
No Representative for State 3rd District Senator Caroline Menjivar [ofc. (818-901-5588; <https://senate.ca.gov/Menjivar>), was present and there was no report.

D. Congressional District 25 -Congressmen Mike Garcia’s office (Garrett Henry).

Garrett Henry, Field Representative for U.S. 25th District of California Congressman Mike Garcia [ofc. 661-568-4855; [Garrett.Henry@mail.house.gov](mailto:Garrett.Henry@mail.house.gov); <https://mikegarcia.house.gov>], was not present and there was no report.

- E. Assembly District 40 – Pilar Schiavo rep Gabby Gurrola.  
Gabby Gurrola, a Deputy for State 40th District Assemblywoman Pilar Schiavo [[Gabby.Gurrola@asm.ca.gov](mailto:Gabby.Gurrola@asm.ca.gov); <https://a40.asmdc.org>], was not present and there was no report.
- F. Council District 12 (John Lee) Jonathan Coto.  
Jonathan Coto, Special Projects Deputy for L.A. City District 12 Councilmember John Lee [ofc. 818-882-1212; [Jonathan.Coto@LACity.org](mailto:Jonathan.Coto@LACity.org); <https://councildistrict12.LACity.gov>], was not present and there was no report.
- G. Mayor’s Office Karen Bass (Jared Rivera).  
No West Area Representative for Mayor Karen Bass (323-552-6730; <https://www.lamayor.org/WestValleyAreaRep>), was present and there was no report.
- H. DONE, (NEA Mario Hernandez).  
Mario Hernandez, a Neighborhood Empowerment Advocate of the L.A. Dept. of Neighborhood Empowerment [DONE; 818-374-9890; [Mario Hernandez@LACity.org](mailto:Mario.Hernandez@LACity.org); [www.EmpowerLA.org](http://www.EmpowerLA.org)], reminded Board Members of the conflict of interest and recusal procedure, and reported on upcoming events.

*[The next Agenda Item addressed was Item #VII. E.]*

- I. Budget Advocate (Brian Allen).  
Mr. Allen, a Budget Advocate [[LABudgetAdvocates@gmail.com](mailto:LABudgetAdvocates@gmail.com); [www.BudgetAdvocates.org](http://www.BudgetAdvocates.org)] reported that meetings with City Departments were concluded. He explained the Advocates’ annual White Paper of City budget recommendations, which’ll soon be released.

*[The next Agenda Item addressed was the Fire Dept. report at the end of Item #V.]*

- J. Congressional District 30 (Kimberly Caseres).  
Kimberly Caseres, a Field Deputy for U.S. 30th District of California Congressman Brad Sherman [818-501-9200; [Kimberly.Caseres@mail.house.gov](mailto:Kimberly.Caseres@mail.house.gov); <https://sherman.house.gov>], was not present and there was no report.
- K. LAPD Senior Lead Officer (Parker or Sellers) or alternate representative-(Richard Fisk).  
Resident Richard Fisk, for Alan Sellers, an LAPD Devonshire Division Senior Lead Officer for the east and south (of Chatsworth St.) sides of Granada Hills [office 424-364-5568; [31934@LAPD.LACity.org](mailto:31934@LAPD.LACity.org); [DevonshireSLO@LAPD.Online](mailto:DevonshireSLO@LAPD.Online);

<https://www.lapdonline.org/lapd-contact/valley-bureau/devonshire-community-police-station>], was not present and there was no report.

Scott Hilton, L.A. Fire Dept. Battalion Chief [phone 818-756-7670; <https://www.lafd.org/fire-stations/station-70>; Fire Station 70; 9861 Reseda Blvd.] reported.

E. NEW BUSINESS *[This was Item #VI. of the Agenda.]*

- 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

**FUNDING MOTION** (by Ms. Kolstad, seconded by Ms. Bogartz): The Granada Hills South Neighborhood Council approves an NPG for Parks and Rec's for the annual holiday egg hunt in the amount of up to \$1,000 NPG.

**DISCUSSION:** Granada Hills Petit Park [16730 Chatsworth St.; 818-363-3556; [GranadaHills.RecreationCenter@LACity.Org](mailto:GranadaHills.RecreationCenter@LACity.Org); <https://www.laparks.org/reccenter/granada-hills-recreation-center-aka-petit-park>] Director Michelle De La Hoya described the March 23rd event, which gets around 500 families participating each year and provides free food. Mr. Benedetto said the GHSNC has, for years, supported the event. Ms. De La Hoya said "they're working on the pool . . . scheduled to be opened in September 2024 . . . it'll be year-round, it'll be heated, with lights." Sport and fitness programs cost \$10 each. More instructors, who'd be hired by the City, are needed for other sports.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Benedetto, Bogartz, Horn, Karam, Morris, Pena, Ronquillo and Williamson); zero opposed; zero abstained. One (Kolstad) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

- B. We need volunteers to participate at this event if motion is approved.

A number of Board Members volunteered.

**VII. COMMITTEE REPORTS**

*[This paragraph is copied from the Agenda.]* PRESIDENT - We moved our storage from Public Storage to Nova storage at the end of February; as previously passed

Mr. Benedetto reported that, by moving the storage, the GHSNC cost went down from \$415 to \$210 per month (\$189 the first month).

A. Public Safety

Chair Mr. Smith was not present; no report or Motion was made or vote taken.

B. Cultural Affairs

Ms. Bogartz reported on a conference she attended.

C. Education

Chair Ms. Ronquillo indicated that there was no report.

D. Homelessness – Report

Chair Mr. Horn reported that the Committee would meet March 11<sup>th</sup>, with a Lutheran Homeless Services speaker.

*[The next Agenda Item addressed was Item #V. H.]*

E. Outreach- Report on Special Meeting on February 26, 2024 regarding Institute for Nonviolence event- Night of Dialogue.

Chair Mr. Benedetto described the event.

F. Planning and Land Use

Ms. Williamson reported for Interim Chair Mr. Smith that the Committee discussed the below three projects, opposing the first two and not opposing the third. No project representatives were present then.

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.

**MOTION** (by the Planning and Land Use Committee): The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) opposes 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.

**DISCUSSION:** There was discussion.

**MOTION PASSED** unanimously by a voice vote with all nine in favor; zero opposed; zero abstained.

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.

**MOTION** (by the Planning and Land Use Committee): The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") opposes 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.

**MOTION PASSED** unanimously by a voice vote with all nine in favor; zero opposed; zero abstained.

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.

**MOTION** (by the Planning and Land Use Committee): 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.

**MOTION PASSED** unanimously by a voice vote with all nine in favor; zero opposed; zero abstained.

*[The next Agenda Item addressed was Item #Old Business: G.]*

**OLD BUSINESS** *[This Agenda Item was not numbered.]*

- 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).

No Motion was made or vote taken.



*[There were no "Old Business" Agenda Item #s B. - F. or H.]*

- 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 spider web Halloween decorations for use in any GHSNC events in the fall.

Ms. Williamson explained problems with the use of un reusable spider web Halloween decorations. She showed a reusable cotton material that can instead be used. Each piece costs \$1.16 and would be given away in the Fall.

**FUNDING MOTION** (by Mr. Karam, seconded by Mr. Benedetto): The Granada Hills South Neighborhood Council approves up to \$250 for the purchase of sustainable, reusable spider web Halloween decorations for use in any GHSNC events in the fall.

**DISCUSSION:** Ms. Williamson said the GHSNC logo would be on the products' wrappers.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Benedetto, Bogartz, Horn, Karam, Morris, Pena, Ronquillo and Williamson); zero opposed; zero abstained. One (Kolstad) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

- I. Youth - Presentation on Youth Advisory Board by the Youth Committee.

Two youths presented and showed slides. They reviewed the group's objectives, purpose and community benefits, and described the membership application process and proposed projects. Ms. Ronquillo gave more information.

- J. Beatification

Mr. Horn indicated that there was no report.

**IX. GENERAL PUBLIC COMMENT OF NON-AGENDIZED ITEM.**

Comments were made that most Neighborhood Councils have a Youth Board Member Seat.

*Board Members Launa Bogartz and John Horn left at this time (8:05), making seven Board Members present, two short of the GHSNC Board quorum of nine.*

**X. BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS.**

Ms. Ronquillo announced that the Youth, Education and Senior Committees will have a joint meeting. Mr. Karam reminded that the Bylaws change deadline is April

1<sup>st</sup>. Ms. Williamson encouraged purchasing plastic-free or recycled Easter eggs. Mr. Benedetto thanked Ms. Pena for stepping up to be Secretary. He will convene a Bylaws Committee meeting and may convene a Special Board Meeting to approve Bylaws changes.

**XI. Next meeting will be held on March. 2024.**

The above was noted.

**XII. ADJOURNMENT**

**MOTION to ADJOURN** (by Mr. Karam, seconded by Ms. Kolstad).

**MOTION to ADJOURN PASSED** unanimously; zero opposed; zero abstained.

The Meeting **ADJOURNED** at 8:21 p.m.

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda. Minutes written by DL, possibly edited by the GHSNC. The GHSNC Board Meeting Minutes page is <http://www.ghsnc.org/resources/minutes-and-agendas>.*