



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE

Brad Smith, Chair, members: Mike Benedetto, George Karam, Colleen Toumayan, Linda Williamson

Goals: Planning and Land Use that supports the community

Methods: Supporting the Granada Hills-Knollwood Community Plan

Tuesday, Oct. 24, 2023, 6:30 p.m.

Granada Hills High School (Granada Hills Charter) Library, 10535 Zelzah Avenue, Granada Hills, CA 91344

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MAILING ADDRESS: GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344

WEBSITE www.ghsnc.org

SPECIAL NOTICE - You will no longer need to show proof of vaccination upon arrival at this meeting.

91344 WEBSITE www.ghsnc.org

E-mail: board@ghsnc.org

I. Call to order and instructions for participating in the meeting (Presiding officer)

II. Roll Call (Presiding Officer)

III. Public Comment: Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 Committee or General Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Committee.

Public Posting of Agendas - Neighborhood Council agendas are posted for public review, as follows:

- Posted at the Granada Hills Chamber of Commerce, 17723 Chatsworth St., Granada Hills CA 91344; www.GHSNC.Org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

IV. Community Speakers: None

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at his 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

V. Committee Issues

NEW BUSINESS:

- A. Discussion and possible recommendation to the Board regarding Los Angeles City Planning Case Number [ZA-2023-3912-CU](#), (related: [ENV-2023-3913-EAF](#)) i.e.: a proposed “new child care facility with 60 children on-site” at 17345 Chatsworth Street, Granada Hills. This site east of the intersection of Andasol Avenue and Chatsworth Street, on the north side of Andasol. Note that all project details are drawn from materials submitted by the applicant’s consultant (Mailian & Associates, 4447 Sunset Avenue, Montrose, CA 91020) to the City of Los Angeles Planning Department and/or the Granada Hills South Neighborhood Council. Note that in a notice for a Sept. 19, 2023 public hearing on this project, the addition was described as being a proposed 1,255 square feet addition. The project site is currently a residentially zoned, single-family dwelling, (1,749 square feet, in an RD1.5-1 zone) and in the CUP-related material submitted by the applicant has proposed adding a 1,676 addition, making the resulting structure 3,425 square foot in total.
 - i. The applicant, Gohar Vardanyan, is seeking a new conditional use permit, pursuant to LAMC 12.24 W.51, to adapt the existing property to the above use. The current project plan includes four onsite parking spaces.
 - ii. The project is designed to serve 60 children, from 1.5 to 6 years of age, in four classrooms with eight teachers and three administrative staff, for a total of 11 employees on site.
 - iii. Proposed operating hours are 8 am to 6 pm, M-F.
 - iv. Buses will not be used; all children will be dropped off and picked up by their own parents.
 - v. Loading and unloading of children will be from two locations. One location is off Chatsworth (Street) and the other will be from the rear alley. Morning loading and unloading hours will be from 8:00 AM – 10:00 AM and the afternoon hours will be from 3:00 PM – 6:00 PM. There could be approximately 50 to 60 cars in total.
 - vi. There will be a graduation ceremony once a year.

Process-related Background:

Note that at the request of the GHSNC, the City Associate Zoning Administrator, Henry Chu, has said he will keep the record open for the Neighborhood Council to submit comments. The above was communicated to the GHSNC by David Woon, with the City planning staff.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

OLD BUSINESS

- B. 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 Oct. 19, 2023, 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.

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 \(ghsnc.org\)](#)

- C. Discussion and possible recommendation to the Board regarding the Los Angeles World Airports (LAWA) “[SOCALSFV Community Airport Plan](#),” regarding capacity expansion proposals; at Van Nuys Airport; note that all three alternatives include aviation capacity expansion (i.e. from 2-4 new “change to Aviation Area,” options, all beyond current uses, at the airport). Also note that the “Vision Study” is the first step for future planning,” at Van Nuys Airport, according to LAWA, and that LAWA is at the “select Vision Study Preferred Land Use Alternative” as of May, 2023.
- a. See “[Van Nuys Airport History of Aircraft Operations](#)” (2017: 231K; 2021: 301K); and “[Santa Monica Airport 2021 Annual Operations Report, Jet Aircraft Trend](#)” (2017: 15,360); 2021: 2,725.
 - b. Note the Los Angeles City Council in 2022-23 has adopted three motions ([22-1125](#), [22-1127](#), and [22-1489](#)) dedicated, in part, to investigating and addressing the: (aa) increased jet charter activity at VNY airport, (bb) a new specific plan for the airport, and (cc) projects that have allegedly allowed for changes in aviation capacity at VNY.

VI. Committee member comments and suggested agenda items

- a. [ZA-2023-4817-CU-CUB-SPP-WDI](#) (related case) [ENV-2023-4818-EAF](#) - Demo convenient store and vehicle service area of gasoline service station and replace with new convenient store and carwash. 16955 W SAN FERNANDO MISSION BLVD
- b. [DIR-2023-6404-DRB-SPP](#) - Project exterior facade renovation for building and signs to Buildings at 11126 N BALBOA BLVD.
- c. TBD

VII. Adjournment

The agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce, 17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: www.ghsnc.org and address: 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: www.ghsnc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Mike Benedetto or Brad Smith at Mbenedetto@ghsnc.org or BSmith@ghsnc.org

THE AMERICAN WITH DISABILITIES ACT; 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, assisted 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 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 our website: www.GHSNC.Org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact President Mike Benedetto: 818-723-8087 or Mbenedetto@GHSNC.org. OR Vice President Colleen Toumayan: 818-800-8836 or Ctoumayan@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; which are available at www.GHSNC.org