



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

Thursday, Feb. 29, 2024, 6:30 p.m.

**Granada Hills High School (Granada Hills Charter) Rawley Hall, 10535 Zelzah Avenue,
Granada Hills, CA 91344**

SERVICIOS DE TRADUCCIÓN: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte (909) 524-6308 o por correo electrónico www.GHSNC.org para avisar al Concejo Vecinal.

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

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).

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.

Note the above project site is one block east of a proposed child care facility at 17247 Chatsworth Street, which the applicants have said publicly would serve as many as 60 children and 14 staff M-F.

As of Feb. 21, no approved documents are posted at the above link; the project is currently listed as being “on hold.”

As per regular order, the developer has been invited to present to the community on this project at a committee meeting, and for the committee to make a recommendation to the board regarding the applicant’s request.

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

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:

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 Feb. 21, no approved documents are posted at the above link; however, the project is not listed as being “on hold.”

As per regular order, the developer has been invited to present to the community on this project at a committee meeting, and for the committee to make a recommendation to the board regarding the applicant’s request.

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

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:

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.

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

- 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 Feb. 21, 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 \(ghsnc.org\)](#)

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:

VI. Committee member comments and suggested agenda items

a. 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.

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.

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