



**CITY OF LOS ANGELES  
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE MANAGEMENT COMMITTEE  
MEETING MINUTES** Wednesday, April 18, 2018

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344  
Approved June 20, 2018

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:** (Co-Chair)

Co-Chair John Seletos called the Meeting to order at 7:00 p.m.

**II. Roll Call & Stakeholder Introduction:** (Co-Chair)

Roll Call was taken by Mr. Seletos. All five of the five Committee Members were present at the Roll Call: Maria Fisk (Co-Chair), Don Graham, John Seletos (Co-Chair), Terri Weeks and Larry Yoder. The GHSNC quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is three (see the Bylaws at

<https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>), so the Committee could take such votes. Five Committee Seats were filled (by election or appointment). Also attended: 30 Stakeholders and Guests.

**III. Minutes:** March 21, 2018 Planning and Land Use Management Committee Meeting

**MOTION** (by Mr. Graham, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its March 21, 2018 Committee Meeting as written.

**MOTION PASSED** unanimously by a hand vote.

**IV. Public Comment:** Community and Public Comment on non-agenda items

Mr. Seletos noted that the GHSNC Board meets on first Thursdays, next on May third. This Committee makes recommendations to the Board; the Board supports or does not support the Committee's recommendations. Ms. Fisk added that the last Committee meeting's Motions will go before the Board . . . we're here to represent you.+ Stakeholder Eric Mansker reported that on Yarmouth between Chatsworth and Kingsbury %looks like a remodel . . . its an apartment complex+behind the Jack-in-

the-Box. Stakeholder Rick Ballesteros said regarding 10537 N. White Oak Ave. that he felt that flag lots are a developer's way to make a profit; he was concerned that the developer will change the characteristic of what's existing and flag lots are unsafe. He asked the Committee to retract its decision from its last meeting. Mr. Seletos encouraged Mr. Ballesteros and other Stakeholders that were concerned to attend the GHSNC Board meeting so they could express their opinion of the project. The Board would be making the decision on the Committee motion. Kyle Ellis reported that the City Council approved street vending; neighborhoods must opt out if they do not want it.

## V. New Business

- 1. Report on the Granada Hills Community Plan Forum:** Kyle Ellis, Committee Chair of the Granada Hills North Neighborhood Council Planning and Land Use Management Committee. [The Community Plan is at <https://planning.lacity.org/complan/pdf/ghlcptxt.pdf>.]

[This Agenda Item was addressed after Item #V. 2.] Mr. Ellis read from the GHNNC's Granada Hills General Plan Report reporting on stakeholders' feedback from the GHNNC's January 18th Granada Hills General Plan Community Forum at which approximately 40 people showed up. He will send a copy of the Report to L.A. City Council District 12 Councilman Mitch Englander (818-882-1212; Councilmember.Englander@LACity.org; www.CD12.org). The Report suggests to Councilman Englander and the Planning Dept. that Granada Hills be designated a low growth area. Stakeholder Cherie Mann said that she attended the Forum but her comments were not included in the Report. She suggested that GHSNC stakeholders should be given the opportunity to have their comments included in the Report.

**MOTION** (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee supports the Granada Hills North Neighborhood Council Land Use Committee's Community Plan Forum Report.

**MOTION PASSED** by a hand vote with four in favor; zero opposed; one abstained.

- 2. 12/08/2017 ENV-2017-5166-EAF:** 17436 W CHATSWORTH ST 91344. CD12. Granada Hills . Knollwood Community Plan Area. MIXED-USE 54 UNIT RESIDENTIAL AND 6,791 SQ. FT. COMMERCIAL. EAF-ENVIRONMENTAL ASSESSMENT. ARMIN GHARAI. Applicant's response to the following Motion (approved by the PLUM Committee, March 21, 2018): **MOTION:** The Granada Hills South Neighborhood Council Planning and Land Use Management Committee opposes the project at 17436 W. Chatsworth St. pending review of: a full Environmental Impact Report, soil testing and a traffic study; and consideration of non-tandem parking; screening on the back so that the residents living in the upper stories of the proposed development do not peer into the back

yards of the single-family residences below; a sound wall; effective security; separation of guest, employee and commercial parking; and egress and ingress in the back of the building.

Copies were distributed of a March 27, 2018 letter to Michelle Levy, Senior City Planner, from Sergio Valdez, DOT Transportation Engineer, regarding a Traffic Assessment for the Proposed Mixed-Use and an April 18, 2018 letter to Shlomi Asiss, Developer and Contractor, from George Johnson of Athanor Environmental Services. Armin Gharai, Project Engineer, presented. He stated that the property is zoned commercial and we are not asking for any type of variance or anything not by right. He believed that a full Environmental Impact Report is not necessary; environmental consultants said there's nothing there to worry about. He said soil samples indicated that the site is suitable for the project; soil issues are not really a problem. He assured that we have done a traffic study; the L.A. Dept. of Transportation said what we propose will have a negligible effect. He said there would be six-foot walls around the parking lot and we can do some landscaping to provide screening. He noted that we're still in the planning process . . . notification will be sent to the surrounding neighbors.

Stakeholder Pat Walsh wanted two parking spaces per bedroom . . . non-tandem. Mr. Gharai stated that they will definitely, definitely look into having a second garage entrance and they designated 80 residential and 40 guest parking spaces. Mr. Asiss stated that only the two-bedrooms would have tandem parking and said they will work with the Police to enforce no-trespassing laws. Also, we'll get plenty of lighting at night . . . we will have cameras.

A number of Stakeholders opposed the project's size, parking adequacy, traffic impact and more. Stakeholders and Committee Members requested trees along streets; a private shuttle between the building and CSUN, and between the building and the Red Line train station; a four-way stop sign at Encino and Kingsbury; and a LEED rating. Mr. Gharai said the building will have solar panels, water-saving features and we will have electric vehicle charging stations, however, it's not a LEED-rated property. A Stakeholder requested that the developer commit to not having a marijuana dispensary in the building. Mr. Asiss said we're working on re-designing the balconies in the back. Mr. Gharai clarified that there would be two one-bedroom and one two-bedroom very-low-income units. Mr. Seletos requested and the applicant agreed that consideration be given to Stakeholder concerns and the project be re-presented at the Committee's next meeting on May 16<sup>th</sup>.

**\*\*Refer to the Granada Hills South Neighborhood Council website: <https://www.ghsnc.org> to review documents and details of above proposed project.**

## **VI. Continued Business**

1. Draft: Newsletter (Larry Yoder): Submission Pending

Mr. Seletos noted that the submission still is pending.

## **VII. PLUM Committee Related Resources**

1. LA Dept. of Building and Safety Newsletter (quarterly):  
<http://www.ladbs.org/docs/default-source/publications/newsletters/2018/january-2018-newsletter.pdf?sfvrsn=6>
2. City of Los Angeles Planning Department: Fall 2017 Newsletter (quarterly):  
<https://planning.lacity.org/Newsletters/Winter2018.pdf>
3. City of Los Angeles Planning Department General Plan Update:  
<https://ourla2040.org>
4. City of Los Angeles Planning Department comprehensive revision of the Zoning Code: <https://recode.la>

Mr. Seletos encouraged reviewing the above.

## **VIII. Upcoming Events**

1. PlanCheck NC: Education programs and forums are held on the second Saturday of each month. All interested stakeholders are invited to participate. 10AM -1PM, Hollenbeck Police Station, 2111 East 1<sup>st</sup> St, Los Angeles.  
<http://plancheckncla.com>
2. Valley Alliance of Neighborhood Councils (VANC): Meetings are held on the second Thursday of each month. 6:30-9:30PM, Sherman Oaks Hospital, 4929 Van Nuys Blvd, Doctor's Conference Room (validated parking)

Mr. Seletos noted the above.

## **IX. Committee member comments and submission of future agenda items.**

There were no comments or submissions at this time.

## **X. Adjournment**

**MOTION to ADJOURN** (by Mr. Yoder, seconded by Mr. Graham).

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

The Meeting was **ADJOURNED** at 9:21 p.m.

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda. Possibly edited by GHSNC. The GHSNC Minutes page is <https://www.ghsnc.org/committees/planning-and-land-use>.*