



**CITY OF LOS ANGELES**  
**GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL**  
**PLANNING AND LAND USE MANAGEMENT COMMITTEE**  
**MEETING MINUTES** Wednesday, May 16, 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 7:02 p.m.

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

Roll Call was taken by the Secretary. 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&dlt=su46~>), so the Committee could take such votes. Five Committee Seats were filled (by election or appointment). Also attended: 17 Stakeholders and Guests.

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

The following corrections to the April 21, 2018 Committee Meeting Minutes was requested: page one, the header: %Thursday, April 18, 2018+should read %Wednesday, April 18, 2018.+

**MOTION** (by Mr. Graham, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its April 18, 2018 Committee Meeting as corrected.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

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

Valley Academy of Arts and Sciences students wanted support for LAUSD to ban the use of disposable utensils and plates, especially polystyrene plastic polluting oceans.

**V. New Business:**

1. Council File # 13-1493 Street Vending/Special Sidewalk Vending District Program:  
<https://cityclerk.lacity.org/lacityclerkconnect>.

Ms. Fisk reported that the opt-in, opt-out provision has been removed . . . the City Attorney will be writing a new ordinance. GHSNC has submitted a CIS+ [Community Impact Statement]. No Motion was made or vote taken.

2. 11/14/2017 AA-2017-4718-PMEX: 10537 N WHITE OAK AVE 91344. LOT LINE ADJUSTMENT TO CREATE 3 LEGAL LOTS. PMEX-PARCEL MAP EXEMPTION. Zohrab Dadoyan. On May 3, 2018, the Granada Hills South Neighborhood Council Board voted to oppose the following motion and refer back to the Planning and Land Use Management Committee: MOTION: The Granada Hills South Neighborhood Council (even though the proposed project at 10537 N. White Oak Ave. does not comply to the Community Plan flag lot stipulation) supports the project on the condition that it does not interfere with the trees on White Oak Ave. and each parcel is limited to one single-family dwelling.

Mr. Seletos explained previous Committee work on this R-1-zoned project. Neighbor Rick Ballesteros showed photos of the site and other homes, and a parcel diagram, saying we don't want a flag lot on White Oak.+ Neighbor Scott believed the project would be an invasion of privacy+and have traffic . . . by my patio.+ The developer could build up to around five homes with no height limit on that lot. Mr. Seletos noted that ZIMAS appears to agree with applicant that it's three lots and a lot line adjustment of those lot lines is what is being requested.+ There was discussion of what the Committee can or should do and project conformance with the Granada Hills-Knollwood Community Plan [<https://planning.lacity.org/complan/pdf/ghlcp.txt>].

**MOTION to RESCIND** (by Mr. Graham, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee rescinds its April 18, 2018 vote to support the project at 10537 N. White Oak Ave.

**MOTION to RESCIND PASSED** by a hand vote with four in favor; zero opposed; one abstained (Seletos).

**MOTION** (by Mr. Graham, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee requests that the developer of the project at 10537 N. White Oak Ave. resubmit the lot line changes that includes a proposal that includes building improvements and additional building development that conform with the Granada Hills . Knollwood Community Plan.

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

3. 12/08/2017 ENV-2017-5166-EAF: 17436 W CHATSWORTH ST 91344. MIXED-USE 54 UNIT RESIDENTIAL, 6,791 SQ. FT. COMMERCIAL. EAF-ENVIRONMENTAL ASSESSMENT. Armin Gharai. On May 3, 2018, the Granada Hills South Neighborhood Council Board voted to refer the following motion back to the Planning and Land Use Management Committee: 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 %Reports on Phase I Environmental Site Assessment and Subsurface Soil and Asbestos Investigation, and Traffic Assessment.+

**MOTION to RESCIND** (by Mr. Graham, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee rescinds its March 21, 2018 vote to oppose the project at 17436 W. Chatsworth St.

**MOTION to RESCIND PASSED** by a hand vote with four in favor; zero opposed; one abstained (Seletos).

**MOTION** (by Mr. Graham, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee supports the project at 17436 W. Chatsworth St. with the following conditions:

- A six-foot retaining wall with shrubs will be constructed around the commercial parking lot;
- A reduction will be made to 25 feet of the rear of the building height;
- A reduction of the balconies by 50% and window sizes by 30% in the rear of the building to preserve privacy;
- support moving the gates to the commercial parking lot;
- Agreement for the commercial portion to prohibit marijuana dispensaries;
- Agreement that the configuration of the rear exit was not feasible due to lack of space; and
- The exit off Encino Ave. will be posted as right-turn only.

**AMENDMENT to the MOTION** (by Mr. Graham, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee amends the main Motion to replace the phrase %with the following conditions+with the phrase %based upon the developer's willingness to provide the following accommodations.+

**AMENDMENT to the MOTION PASSED** by a hand vote with three in favor; one opposed (Fisk); one abstained (Seletos).

**AMENDED MOTION PASSED** by a hand vote with three in favor; one opposed (Fisk); one abstained (Seletos).

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

## **VI. PLUM Committee Related Resources:**

*[The following items were only for information.]*

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

## **VII. Upcoming Events:**

*[The following items were only for information.]*

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 1st 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).

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

It was agreed to Agendize discussion of accessory dwelling units (ADUs); Ms. Weeks and Stakeholder Jim Summers volunteered to research it. Mr. Graham requested to Agendize discussion of the homeless housing issue.

## **IX. Adjournment**

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

**MOTION to ADJOURN PASSED** by a hand vote with; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:13 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>.*