



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE
MEETING MINUTES, Wednesday, September 19, 2018

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344
Approved October 17, 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 7:01 p.m.

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

Roll Call was taken by Mr. Seletos. Four of the five Committee Members were present at the Roll Call: Maria Fisk (Co-Chair), John Seletos (Co-Chair), Terri Weeks and Larry Yoder. Don Graham was absent. 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: four Stakeholders and Guests.

III. Minutes: August 15, 2018 Planning and Land Use Management Committee Meeting

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its August 15, 2018 Committee Meeting as written.

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

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

The Granada Hills Library [818-368-5687, ask for Pam, or email PRhodes@lapl.org; <https://www.lapl.org/branches/granada-hills>; 10640 Petit Ave.] will celebrate Deodar trees on White Oak Avenue between Chatsworth St. and San Fernando Mission+ Blvd. as a community project and welcomes, stories, photos and more for a Library exhibit.

V. New Business

1. PLUMC Safety, Resources, Policies:

- Meeting support (clarify security process).
Ms. Fisk will consult with Mr. Graham about this; ~~in~~ Don's absence, Larry would be the second person.+
- Brown Act Clarification (Request a written policy from DONE).
Ms. Fisk reported that the City Attorney's Office and DONE [the L.A. Dept. of Neighborhood Empowerment; 818-374-9895; www.EmpowerLA.org] have different opinions about ~~what~~ what constitutes a Brown Act violation, what doesn't. She is trying to get it in writing from DONE.+
- Expenses (Review GHSNC Board decision on 9/13/18).
Ms. Fisk reported that the GHSNC Board rejected the Committee's \$5,000 consultant funding request, but that President Dave Beauvais said that the Board would immediately act on a specific request. Resident Jim Summers suggested that the American Planning Association may help with land use issues; Ms. Fisk requested and Mr. Seletos agreed to Agendize this.

2. Accessory Dwelling Units (ADUs) CF # 16-1468: Proposal to amend the Los Angeles Municipal Code for the purpose of regulating ADUs and complying with State laws. (Review GHSNC Board decision on 9/13/18). CIS to be submitted.

Ms. Fisk reported that the Board unanimously passed a Motion to write a Community Impact Statement supporting amending the Los Angeles Municipal Code for the purpose of regulating Accessory Dwelling Units and complying with State laws, and amending the Granada Hills-Knollwood Community Plan. Mr. Seletos noted that one Stakeholder thought that the maximum 650 square feet ADU size is too ~~restrictive~~.+ There was discussion that a State law is being considered that would allow a larger size.

3. Short-Term Rentals/Preparation of Ordinance / Home Sharing Ordinance, CF# 14-1635-S2: In Los Angeles, short-term rental (STR) refers to any portion of a residential building that is designed or used for occupancy for fewer than 30 days per year. STRs are prohibited in the vast majority of the City except through a Conditional Use Permit. With the growth of online rental services, however, there has been a significant rise in this activity and Los Angeles is a top market. While there are benefits to the sharing of one's own home, it also presents challenges for the City's neighborhoods, its zoning regulations and already limited housing stock.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S2>

<https://planning.lacity.org/ordinances/docs/HomeSharing/StaffRept.pdf>

<https://planning.lacity.org/ordinances/docs/HomeSharing/UpdatedDraftOrd.pdf>

<https://planning.lacity.org/ordinances/docs/HomeSharing/FAQ.pdf>

Ms. Fisk summarized that short-term rentals are anything that is less than 30 days; new legislation would allow short-term rentals for less than or equal to 180 days or 240 days if it is the owner's primary residence. There was discussion of merits and drawbacks of short-term rentals. Ms. Weeks noted that many people pay basic expenses with short-term rental income; as a means of surviving. Ms. Fisk noted that homeowners are allowed to offer long-term room rentals as a means of offsetting expenses. She reported that only two Neighborhood Councils supported this Ordinance. Mr. Yoder said that . . . letting commercialism in the door in residential neighborhoods. Ms. Fisk estimated that there are 30,000 short-term rentals units in Los Angeles, all illegally started. She believed that that takes away affordable units . . . these will not be allowed in rent control units. She believed the enforcement challenge to be impossible and noted that many cities inability to get accurate information regarding short-term rentals. There was very extensive discussion of possible Motion wording.

MOTION (by Ms. Fisk, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee makes the following Resolution regarding, CF#14-1635-S2, Short-Term Rentals / Home Sharing Ordinance:

WHEREAS, the city of Los Angeles continues to struggle with the affordable housing - due to their profitability and economic advantage, short-term rentals will continue to force long-term rental units from the market; and

WHEREAS, the primary residence requirement in which a host resides for more than six months of the year is nearly impossible to enforce; and

WHEREAS, other municipalities such as San Francisco, New York, San Diego, Santa Monica, Laguna Beach and Palm Springs continue to face a number of challenges with short-term rentals and have little to offer in terms of sound and effective regulations; and

WHEREAS, it is difficult to regulate an underground economy when hosting platforms have been uncooperative and unwilling to share information with city agencies; and

WHEREAS, the environmental analysis failed to address the negative impacts on supporting infrastructure, traffic, housing, public services, land use and planning; and

WHEREAS, the proposed ordinance encourages the commercialization of the single-family residence that undercuts the fundamental tenets of the Los Angeles General Plan to preserve and ensure the stability, character and scale of the City's single-family residential neighborhoods; and

WHEREAS, short-term rentals pave the way for other illicit uses such as unregulated group or boarding homes with a higher turnover rate of a larger number of tenants/residents; and

WHEREAS, through long-term rentals homeowners can share a room or a unit on their property to help offset expenses and offer more affordable housing options; and

WHEREAS, short-term rentals will have a negative impact on the hotel/motel and services industries; and

WHEREAS, there is the potential for the rent stabilization ordinance (RSO) to be circumvented and there is no consideration for future rental units that would come under the RSO; and

WHEREAS, short-term rentals are currently permitted by a conditional use permit;

THEREFORE, the GHSNC PLUMC recommends to its Board to oppose any changes or amendments to the current zoning codes regarding CF#14-1635-S2, Short-Term Rentals / Home Sharing Ordinance:

MOTION PASSED unanimously by a hand vote.

4. SB 827 (Weiner) Housing Development Housing Construction/Near Transit Stops/Non-Compliance with Local Land Use Regulations, CF#18-0002-S13: With the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-18 State Legislative Program OPPOSITION to SB 827 (Weiner), which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-0002-S13>

Ms. Fisk summarized that this law would supersede our land use Ordinances and allows four to eight story structures if within one-half mile of a transit stop or within one-quarter mile of a high-quality traffic corridor, which includes many areas of the City. She clarified that it depends on the quality of the transit. Mr. Seletos noted that one transit corridor being considered is on Nordhoff St. Ms. Fisk reported that all 18 Neighborhood Council Community Impact Statements submitted oppose SB 827. She noted many drawbacks to SB 827.

MOTION (by Ms. Fisk, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee makes the following Resolution regarding CF#18-0002-S13 regarding Senate Bill 827 (Weiner) Housing Development Housing Construction/Near Transit Stops/Non-Compliance with Local Land Use Regulations, and urges the City Council, with

concurrence of the Mayor, to adopt a Resolution to oppose SB 827 in its entirety, subsequent amendments and future such legislation. The City must make every effort to expand affordable and moderate-income housing but not at the expense of local control over land use and community-driven planning.

MOTION PASSED unanimously by a hand vote.

VI. Prioritizing of Proposed Ordinances and Proposed Development:

1. 8/13/2018 ENV-2018-4714-EAF 16924 W SANFERNANDO MISSION BLVD
91344 Granada Hills-Knollwood CONDITIONAL USE PERMIT FOR MONOPINE
EAF-ENVIRONMENTAL ASSESSMENT

Ms. Fisk reported that she is seeking information from the City Planning Dept.

2. 08/27/2018 ENV-2018-5024-CE 10642 N BALBOA BLVD 91344 Granada Hills .
Knollwood CUB FOR SALE AND DISPENSING OF FULL LINE OF ALCOHOLIC
BEVERAGES FOR OFF-SITE CONSUMPTION IN 1892 SQ. FT. MARKET, AND
CU FOR HOURS FROM 7AM TO 12 MIDNIGHT IN LIEU OF MINI-SHOPPING
CENTER REGULATIONS CE-CATEGORICALEXEMPTION

Ms. Fisk distributed copies of site and radius maps, the Application, elevations and photos.

3. 2017 FUSE Corps Fellow Report /Street Related Infrastructure, CF#17-1311:
http://clkrep.lacity.org/onlinedocs/2017/17-1311_rpt_CAO_11-21-17.pdf

Ms. Fisk reported that the Report was done %o streamline the way our infrastructure repairs are done . . . to coordinate all City Agencies.+ She requested Agendizing the three above Items and encouraged more.

VII. 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/july-2018-newsletter.pdf?sfvrsn=4>
2. City of Los Angeles Planning Department (quarterly):
https://planning.lacity.org/newsletters/2018_Summer.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>

Ms. Fisk noted the above.

VIII. 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)
3. 2018 CONGRESS OF NEIGHBORHOODS Saturday, September 22nd, 2018 LA City Hall <https://www.eventbrite.com/e/congressof-neighborhoods-2018-tickets-48967393793#tickets>

Ms. Fisk recommended attending each of the above events.

IX. Committee Member Comments and Agenda Setting.

There were no comments or submissions at this time.

IX. Adjournment

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

MOTION to ADJOURN PASSED; zero opposed; zero abstained.

Mr. Seletos declared the Meeting **ADJOURNED** at 8:43 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>.