



**CITY OF LOS ANGELES  
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE MANAGEMENT COMMITTEE  
MEETING MINUTES, Wednesday, October 17, 2018**

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344  
Approved November 28, 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 7:08 p.m.

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

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

**III. Minutes:** September 19, 2018 Planning and Land Use Management Committee Meeting

**MOTION** (by Mr. Seletos, seconded by Ms. Fisk): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its September 19, 2018 Committee Meeting as written.

**MOTION PASSED** by a hand vote; zero opposed; one abstained (the GHSNC does not count abstentions) (Graham).

**IV. Public Comment:** Community and Public Comment on non-agenda items  
There was no public comment at this time.

**V. New Business:**

1. PLUMC Safety, Policies, Resources:

- Meeting support (clarify security process).

Mr. Graham explained and there was discussion about possible procedures and laws regarding meeting conduct and governance. He recommended saying, if needed, something such as "I'm sorry I am going to have to ask you to leave the Meeting." GHSNC President Dave Beauvais recommended "engage them . . . leave the room . . . as soon as things get out of hand, declare a recess." Mr.

Graham added, %recognize a difference between+someone upset and whether they are disruptive; if the Police are needed, call 9-1-1.

- Brown Act Clarification (written policy from DONE pending).  
Ms. Fisk reported that a DONE [L.A. Dept. of Neighborhood Empowerment; 213-978-1551; www.EmpowerLA.org] representative promised to provide in writing guidance regarding how Board Member attendance at a Committee Meeting affects the Committee quorum. Mr. Beauvais urged to get that from the City Attorney's Office, not DONE.
- Funding Request for Community Outreach/Notification: Total of \$2,000.00.
  - \$1000.00 for mailing service to notify approx. 200 commercial and residential property owners located within a 500radius of 10642 N. Balboa Blvd proposed sale of alcoholic beverages for off-site consumption.
  - \$1000.00 for mailing service notification for future proposed land use projects.

**MOTION** (by Ms. Fisk, seconded by Mr. Graham): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee requests that the Board allocate \$2,000 for support services for mailers including to notify approximately 200 commercial and residential property owners located within a 500radius of 10642 N. Balboa Blvd regarding proposed sale of alcoholic beverages for off-site consumption; and \$1,000.00 for mailing service notification for future proposed land use projects.

**DISCUSSION:** There was discussion of the Motion's intention and wording. Mr. Beauvais explained options.

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

2. Proposed Project: ENV-2018-4714-EAF; 16924 W SAN FERNANDO MISSION BLVD, 91344; CONDITIONAL USE PERMIT FOR MONOPINE; EAF-ENVIRONMENTAL. ENV-2018-4717-EAF; 16924 W SAN FERNANDO MISSION BLVD, 91344; CONDITIONAL USE PERMIT FOR MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY; EAF-ENVIRONMENTAL ASSESSMENT. ZA-2018-4711-CUW; 16924 W SAN FERNANDO MISSION BLVD, 91344; CONDITIONAL USE PERMIT FOR MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY; CUW-CONDITIONAL USE. WIRELESS. ZA-2018-4712-CUW; 16924 W SAN FERNANDO MISSION BLVD, 91344; CONDITIONAL USE PERMIT FOR MONOPINE; CUW-CONDITIONAL USE. WIRELESS.

Verizon Wireless representative Justin Robinson described the currently non-operating site across from Trader Joe's to %provide coverage in that area . . . it'd probably only be up for 45-90 days . . . we're proposing to place that behind the shopping center . . . the only visible item will be the tree at the rear . . . we really only access it only once every month or six weeks.+ He showed photos and a site map. He indicated that the lease at the Trader Joe's location across the street expired and negotiations fell through. The new location would be a 25-year lease: ten years with three five-year increments and the cell tower is definitely open to all carriers. The tower would be up to 70 feet tall with six antennas and designed as a pine tree. Nearby telephone poles are 50 feet to 75 feet tall. The maintenance schedule would be on a regular basis with an annual inspection to see if it doesn't

look like a tree anymore. If not, it's out of City Code. Verizon would be amenable to a condition in the Motion to ensure that the tower remains in an acceptable condition. Construction is expected to take 60 days. The generator cycles 10 minutes a week during mid-day. Verizon submitted reports that Ms. Fisk requested. Committee Members inquired and Mr. Robinson agreed to consider other locations for cell tower placement such as the nearby Mobil Gas Station or the grass pad at the Von's Market; to report on why negotiations at Trader Joe's failed; and to provide more information and a cost/benefit analysis regarding a 5G network.

3. Proposition 10, The Affordable Housing Act CF # 18-0002-S98: by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-2018 State Legislative Program SUPPORT for Proposition 10, the Affordable Housing Act, which would, if approved, repeal the Costa-Hawkins Rental Housing Act to allow cities and counties to have more flexibility in governing the affordable housing needs specific to their communities.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-0002-S98> <http://voterguide.sos.ca.gov/propositions/10/>

Ms. Fisk read aloud the Motion that the City passed. Mr. Seletos explained the issue. Resident Eric Mansker and Board Member Carlos Amador supported this. There was extensive discussion of the meaning of Proposition 10 and possible effects. Ms. Fisk said that cities with rent control tend to lose affordable housing. Mr. Mansker believed that most landlords do not want to invest to make more money later, whether their buildings are rent-controlled or not.

**MOTION** (by Mr. Graham): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to support the City's position to support Proposition 10, The Affordable Housing Act, Council File 18-0002-S98.

**MOTION FAILED** for lack of a second.

**MOTION** (by Ms. Fisk): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to oppose the City's position to support Proposition 10, The Affordable Housing Act, Council File 18-0002-S98.

**MOTION FAILED** for lack of a second.

#### VI. Prioritizing of Proposed Ordinances, Development and Committee References:

1. Proposed Project: ENV-2018-5024-CE; 10642 N BALBOA BLVD 91344; 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

Mr. Seletos said this is Handy Liquor just south of the southeast corner of Balboa and Chatsworth St. Mr. Graham encouraged checking with LAPD Vice regarding the concentration of nearby alcohol sales and to ask Vice to attend this Meeting and for statistics of the last 12 months arrests.

2. 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](http://clkrep.lacity.org/onlinedocs/2017/17-1311_rpt_CAO_11-21-17.pdf)

The above was noted.

3. American Planning Association (APA): Community stakeholder will provide a membership application form for PLUMC consideration.

The above was noted.

#### **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](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>

The above was noted.

#### **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).

The above was noted.

#### **IX. Committee Member Comments and Agenda Setting**

There were no comments or submissions at this time.

#### **X. Adjournment:**

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

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

The Meeting was **ADJOURNED** at 9:14 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>.*