



**CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE**

MEETING MINUTES, Wednesday, November 28, 2018

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344

Approved December 19, 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. He explained the Committee's role and that the Board will meet December 6th at 6:30 p.m. and may or may not accept the Committee's recommendations.

II. Roll Call & Stakeholder Introduction (Chairperson)

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 arrived later. 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: October 17, 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 October 17, 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 Project A. Proposed Wireless Telecommunication Facilities, 16924 San Fernando Mission Blvd, 91344.

There was no public comment at this time.

Committee Member Don Graham arrived at this time (7:03), making all five Committee Members present (the Committee quorum is three).

V. New Business

1. PLUMC Policies and Resources: Brown Act Clarification (written policy from DONE). Ms. Fisk explained and Mr. Seletos added to the clarification from DONE [the L.A. Dept. of Neighborhood Empowerment; 213-978-1551; www.EmpowerLA.org].

Joint/Special Meetings:

When noticed properly, it is not a Brown Act violation for Board members to attend other GHSNC Committee meetings. The number of Board members do not impact the Committee quorum nor do they have voting privileges at these Committee meetings.

2. Proposed Projects:

Project A: Wireless Telecommunication Facilities, 16924 San Fernando Mission Blvd, 91344

- o ENV-2018-4714-EAF: Conditional Use Permit for Monopine; EAF-Environmental Assessment.
- o ENV-2018-4717-EAF: Conditional Use Permit for Monopine Wireless Telecommunications Facility; EAF-Environmental Assessment.
- o ZA-2018-4711-CUW: Conditional Use Permit for Monopine Wireless Telecommunications Facility; CUW-Conditional Use. Wireless.
- o ZA-2018-4712-CUW: Conditional Use Permit for Monopine; CUW-Conditional Use. Wireless.

References, Associated Zoning Codes: http://www.amlegal.com/codes/client/los-angeles_ca/:

LAMC SEC. 12.24. L , 12.24M. Conditional Use Permits and other Similar Quasi-Judicial Approval.

LAMC SEC. 12.24W.49. Conditional Use CUW for New Wireless Telecommunication Facilities.

LAMC SEC. 11.5.7.F. Specific Plan Procedures.

LAMC SEC. 12.14. : %G2+Commercial Zone.

LAMC SEC 12.21 A.20, 12.21 A.21. Wireless Telecommunication Facilities (WTF) Standards.

Verizon Wireless representative Justin Robinson said %here's absolutely no chance of going back to the prior owner.+ He explained why the grass pad at the Von's Market, and the Target property, are unavailable. He noted that %we really can't stop 5G at this point+and noted widespread uses. %The equipment will be behind a block wall . . . you won't be able to see the equipment at all . . . it's an existing wall.+

MOTION (by Mr. Graham, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to support the wireless telecommunications project location at 16924 S. San Fernando Mission Blvd.

DISCUSSION: Mr. Robinson said %we're required by the Zoning Administrator to+ maintain the site %annually . . . automatically.+

MOTION PASSED by a hand vote with four in favor; zero opposed; one abstained (the GHSNC does not count abstentions) (Seletos).

Project B: Sale and Dispensing of Full Line of Alcoholic Beverages, 10642 Balboa Blvd, 91344

- o ENV-2018-5024-CE: 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-Categorical Exemption.
- o ZA-2018-5023-CUB: 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; CUB-Conditional Use Beverage-Alcohol.

References, Associated Links:

<https://www.abc.ca.gov/permits/permits.html>

<https://www.lacityattorney.org/abc-licenses>

<http://westsidecouncils.com/motion/city-authority-over-conditional-use-beverage-permits-for-alcohol/>

Applicant representative Brian Chin said there was a 2006 CUP for a full line of alcohol and that this site was empty for quite a while . . . it's a convenience store / liquor market . . . we're asking for an hour later . . . 12[:00 a.m.].+ He added that we haven't got a Hearing date.+ A nearby commercial building owner said there's already a significant number of places selling alcohol there . . . significant problems . . . I'd be very much opposed+and there is an apartment building+next door. Resident Jim Summers noted a number of nearby markets are available; there's not really a shortage.+ Another applicant representative said there's no store [with] high-end wine . . . 7-Eleven, they don't carry what we carry . . . we sell different stuff+and other high-end products.+ A resident said there's been a homeless encampment right outside that shopping center for six months.+ Ms. Fisk distributed copies of photos showing trash, shopping carts and a homeless encampment across the street from the shopping center, and said the Committee needs to know that LAPD Vice supports the application. The owner said before we started we sent [neighbors] letters [asking] whether they oppose or support the ABC liquor license; no one said anything . . . a year ago.+ He agreed to close no later than 11:00 p.m.

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to oppose the CUB application for the sale and dispensing of full line of alcoholic beverages at 10642 Balboa Blvd., Case #s ENV-2018-5024-CE and ZA-2018-5023-CUB, for the following reasons:

No report from LAPD Vice;

Dangerous ingress and egress to the mini-shopping center;

Proximity to sensitive uses, including schools, churches and a hospital;

A current problem of transients that has been ongoing for at least two years

without abatement that can lead to further theft and crime within the store;

Lack of any meaningful security or security guard;

Overconcentration of alcohol sales, such as 7-Eleven, Walgreens, Ralphs Market and gas station mini-marts.

DISCUSSION: The owner said ~~we~~ [will] provide security.+

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

VI. Pending 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 500q radius 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.

Mr. Seletos and Ms. Fisk explained the above. Ms. Fisk said ~~we~~ are really pounding the pavement within a thousand feet+but getting little response.

VII. Prioritizing of Proposed Ordinances, Development and Committee

References:

1. 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

[This Agenda Item was addressed after Item #X.] Ms. Fisk explained the Report regarding better organizing City services.

2. Granada Hills Charter High School, Devonshire Location
3. Proposed Processes and Procedure Ordinance, CPC-2016-3182-CA, CF#12-0460
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/Ordinance.pdf
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/Staff_Report.pdf

Ms. Fisk explained the above.

VIII. PLUM Committee Related Resources:

1. LA Dept. of Building and Safety Newsletter (quarterly):
<http://www.ladbs.org/docs/default-source/publications/newsletters/2018/october-2018-newsletter.pdf?sfvrsn=4>
2. City of Los Angeles Planning Department (quarterly):
https://planning.lacity.org/newsletters/2018_Summer.pdf
3. Housing Progress Report:
https://planning.lacity.org/documents/ExternalAffairs/HousingProgressRpt/Q3_2018/Q.pdf
4. City of Los Angeles Planning Department, Annual Report 2017:
<https://planning.lacity.org/AnnualReports/2017AnnualReport.pdf>

5. City of Los Angeles Planning Department General Plan Update:
<https://ourla2040.org>
6. City of Los Angeles Planning Department Comprehensive Revision of the Zoning Code: <https://recode.la>

The above is only for information.

IX. 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 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 is only for information.

X. Committee Member Comments and Agenda Setting: Confirm PLUMC meeting dates for 2019.

It was agreed to Agendize considering modifying the website to provide an Internet-based feedback system. Mr. Seletos announced that he will take a leave of absence and is resigning from the Committee; Ms. Fisk will be the Chair.

XI. Adjournment:

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

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

The Meeting was **ADJOURNED** at 8:27 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>.