



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

MEETING MINUTES, Wednesday, February 20, 2019

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

Approved August 21, 2019

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 (Chair)

Chair Maria Fisk called the Meeting to order at 7:00 p.m., and explained procedures and that Committee recommendations will go to the Board on March 5th.

II. Changes in Committee Membership, Roll Call and Stakeholder Introduction:

(Chair)

Roll Call was taken by Ms. Fisk. Four of the five Committee Members were present at the Roll Call: Maria Fisk (Chair), Don Graham, Brad Smith and Larry Yoder. Terri Weeks was absent (excused). This Committee 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. Also attended: approximately 53 Stakeholders and Guests.

III. Minutes: January 16, 2019 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 January 16, 2019 Committee Meeting as written.

MOTION PASSED unanimously; zero opposed; zero abstained.

IV. Public Comment on Non-Agendized Items

There were no public comments at this time.

V. New Business:

1. New Building and Expansion Plans for TK-12th Grades Public Charter School
Case numbers: DIR-2018-7111-SPR; ENV-2019-7112-EAF. Granada Hills Charter Devonshire Campus, 17081 Devonshire St. Northridge, Ca 91325. A request is being made to increase the student count on the site to 1925 students from 1325 students. A Site Plan Review approval is requested for the development project due to an increase of 50,000 gross sq. ft. of non-residential

floor area. 9 structures totaling 34,212 sq. ft. will be removed or demolished. The total floor area of the project will be 92,692 gross sq. ft., a maximum height 45 ft. (3 stories). The lot area for the existing project site is 302,550 sq. ft., a net acres of 5.47. According to LAMC 12.21A4, 152 parking spaces are required. 160 spaces have been proposed. Parking lot lighting will be provided with down lights. The sports field will be provided with shielded down field lighting at a 45 ft. height. Hours of operation will be 6:30 AM-10:30 PM, Monday-Friday with some events to be held on weekends and evenings. Special events will occur approximately 2-3 times/month, athletic events may be weekly. There will be no change to the existing zoning, (Q) C-2 1 VL. **refer to the Granada Hills South Neighborhood Council website: www.ghsnc.org to review documents and details regarding the above proposed plans.

Slides were shown, including of the site plan and exterior elevations. Information copies were distributed. Marilyn Koziatek, the School's Director of Communications, noted that they bought the Pinecrest campus in 2014. She presented copies of approximately 400 signed petitions of support for the expansion. Greg Brendel, agent/representative for The Brendel Companies, said the School submitted 953+ petitions to the City Planning Dept. The School did door-to-door outreach and 25 community meetings. He noted the support of local business, government and other leaders. The School's five-year charter was renewed on September 25, 2018. The 6.95-acre campus could have up to 1,925 students and be Kindergarten through 12th grades. Current students' siblings will have entry preference. He emphasized a safety and security effort during construction. The condition requires that the site only be used for a school per the City; it has been a school since 1958. The site is from Devonshire St. to Hiawatha St. and Amestoy Ave. east almost halfway to Balboa Blvd. A short video was shown of proposed renderings. They met with the Police regarding community concerns of safety, including about homeless people. A long wall would be installed, instead of a fence, because of people carrying chain-cutters. Mr. Brendel said that beginning in June, we're going to do an interim campus . . . it'll take . . . four or five years to be full. He described trailers to be used for classrooms and offices; it is expected that students will be in them for around one year. The Division of State Architects, not the City, is designing the campus. There would be approximately 60 classrooms, including science labs. Landscaping would be inside and around the facility.

They are working with the City Dept. of Transportation (DOT) and the Fire Dept. regarding transportation, including pickups and drop-offs. A slide was shown of a Drop-Off and traffic Plan with fire safety zones. Pickup and drop-off times would be staggered; some multi-student families will be able to pickup at the same time. He described Project Amenities, including that meals will be prepared on-site . . . there will be gates . . . they can be closed and locked. There would be 13-107 parking spaces for staff and 40 spaces for students. A Proposed Sports Field Lighting slide was explained. Mr. Brendel said you're not going to see that light spilling over. Adel Said supported the project. Raoul Corzo wanted no access on Pinecrest; he, Joan Kay and Randy Burris were concerned about traffic, parking and/or safety. Ryan French was concerned about the drop-off-pickup plan and whether the play area was accessed. Maribel Campos believed the project to be well-planned and safe. Kayla Macias-Corda also supported the project.

Architect Jim DiCamillo, President of WLC Architects, indicated that the fire truck access gate would be locked during the day. Mr. Brendel indicated they would support speed bumps and a four-way stop sign at Amestoy and Hiawatha. Mike Panman, Facilities and Security Manager, said the School has contracts with the L.A. Police Dept. . . . based on what the needs are . . . patrol services and assigned officers . . . we get the Police services we need when we need them.+ The sports field is 150 feet from the property line. Construction parking will not be on this site.+ Ms. Koziatek said that Jana Davenport, Administrative Director and Project Leader, will ensure a good pickup-drop-off plan. Mr. DiCamillo stated that there will be no demolition while there are students there.+ Mr. Brendel explained that existing buildings lead paint and asbestos is encapsulated and non-friable.+ We have a traffic study and would answer DOT questions within one week.

Mr. Graham was concerned about parents adherence to the pickup-drop-off plan. Mr. Panman said that Ms. Davenport is committed to having parents follow the plan. They will do what is needed to educate parents . . . if necessary, looking at crossing guards and may have parent volunteers. Ms. Koziatek stated that before- and after-school programs may be offered. She and Mr. Panman were willing to only have access on Devonshire. Mr. Brendel noted that, as a tax-exempt facility, there are State restrictions on use of the facility by outside groups; the School Board would decide if a proposed use was allowable. Construction contractors would park at the Church Everyday [17037 Devonshire St., Northridge, CA 91325]. There will be no school buses.+ Mr. DiCamillo assured that construction access will be all off of Devonshire and that there will be an emergency egress plan.+ Mr. Panman indicated that there will be one entrance and one exit to the main building. There will be no lockers for students. After the bell rings, there is one way to get on this campus.+ They are considering card key access.+ A straw (unofficial) poll of attending Stakeholders indicated overwhelming support for the project.

MOTION (by Ms. Fisk, seconded by Mr. Graham): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to approve the proposed expansion of the Granada Hills Charter Devonshire Campus located at 17081 Devonshire St., Northridge, Ca. 91325 based on a majority of Stakeholders who attended this meeting to support the proposed project along with more than 1,400 signed petitions, with the understanding that not all traffic studies are completed and other studies are pending. The Committee is in full support of speed bumps, four-way stop signs at Genesta Ave. and Hiawatha St., and mitigating traffic flow obstructions at all egress and ingress to the campus. Additionally, the Committee is asking for City Councilmember support for those mitigations and to ensure that lighting spills over the block wall onto the sidewalk adjacent to Hiawatha St. for safety purposes. It is important for the School to have a hotline so that Stakeholders and parents can register complaints.

DISCUSSION: Stakeholder Mike Benedetto wanted a full-time Police presence, especially at the check-in; if not Police, an armed security guard.+ He also wanted to lock all the entrances and exits and make safe rooms to which students could go. Mr. Graham clarified that there are no Police Officers deployed to elementary schools in Los Angeles. Stakeholder Dave Beauvais reminded that this Committee will vote, however, the Board may amend its

recommendation. Stakeholders can also comment at the Board Meeting March 7th at Raleigh Hall. He emphasized that homeowners concerns are understood. The Board will work with City Council District 12 to mitigate concerns.

MOTION PASSED unanimously with three in favor; zero opposed; zero abstained.

Ms. Fisk reminded that the Board's decision will be forwarded to the City. She noted U.S. Mail, Nextdoor, Facebook and website outreach made to Stakeholders. Mr. Beauvais reported that there are 23 Board candidates for the May 4th GHSNC election.

2. Motion for Consideration: The Granada Hills South Neighborhood Council approves an allocation of \$2,000.00 to compensate a Land Use Consultant for a review and written position regarding the proposed Processes and Procedures Ordinance. Case No.: CPC-2016-3182-CA, Council File # 12-0460.

MOTION (by Ms. Fisk, seconded by Mr. Graham): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to approve an allocation of \$2,000.00 to compensate a Land Use Consultant for a review and written position regarding the proposed Processes and Procedures Ordinance, Case No.: CPC-2016-3182-CA, Council File # 12-0460.

MOTION PASSED unanimously with three in favor; zero opposed; zero abstained.

VI. Suggestions for Future Agenda Items:

1. SB 50 (Weiner) / Potential Impacts to the City's Land Use Regulatory Process and Zoning / Transit Oriented Communities (TOC) / Community Plan Updates.
Council File #18-1226
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-1226>
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB50

There were no other suggestions.

VII. Committee Member Comments

There were no comments or submissions at this time.

VIII. PLUM Committee Related Resources:

1. Planning 101: Project Planning with Jane Choi
<https://www.youtube.com/watch?v=fEUHGnumOFQ&feature=youtu.be>
2. LA Dept. of Building and Safety Newsletter (quarterly)
<http://www.ladbs.org/docs/default-source/publications/newsletters/2018/october-2018-newsletter.pdf?sfvrsn=4>
3. City of Los Angeles Planning Department Newsletter (quarterly)
https://planning.lacity.org/Newsletters/2018_Fall.pdf
4. Community Corner, Los Angeles Department of City Planning
https://planning.lacity.org/CommunityCorner_Newsletter/files/2019/jan.pdf 5.
Housing Progress Report
https://planning.lacity.org/documents/ExternalAffairs/HousingProgressRpt/Q3_2018/Q3.pdf

6. City of Los Angeles Planning Department, Annual Report 2017
<https://planning.lacity.org/AnnualReports/2017AnnualReport.pdf>
7. City of Los Angeles Planning Department General Plan Update
<https://ourla2040.org>
8. City of Los Angeles Planning Department Comprehensive Revision of the Zoning Code
<https://recode.la/> The Process and Procedures Ordinance has been developed as part of the Planning Department's larger comprehensive revision to the City of Los Angeles Zoning Code, also known as re:code LA. The PPO comprehensively reorganizes the administrative provisions of the Zoning Code into a more user-friendly listing of the way the Department processes applications and requests. (lengthy reports totaling more than 1,400 pgs):
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/TechnicalMemo.pdf
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/Staff_Report.pdf
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/Ordinance.pdf
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/Expanded_FAQ.pdf
https://planning.lacity.org/ordinances/docs/Processes_and_Procedures_Ordinance/updated/QA.pdf

The above were noted.

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 were noted.

X. Adjournment

MOTION to ADJOURN (by Ms. Fisk, seconded by Mr. Graham).

MOTION to ADJOURN PASSED unanimously by a hand vote.

The Meeting was **ADJOURNED** at 8:55 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>.