



**CITY OF LOS ANGELES**  
**GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL**  
**PLANNING AND LAND USE MANAGEMENT COMMITTEE**  
**DISCUSSION NOTES**, Wednesday, March 20, 2019

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344  
Approved April 17, 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 7:08 p.m. She explained the Agenda and procedures.

**II. Changes in Committee Membership, Roll Call and Stakeholder Introduction:**  
(Chair)

Two of the five Committee Members were present at the beginning of the Discussion: Maria Fisk (Chair) and Larry Yoder. Don Graham (unexcused), Brad Smith (excused) and Terri Weeks (excused) were absent. 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&dlt=su46~>), so at this time the Committee could only take public comments, could not have any official discussions, and could not make any Motions or take any votes. Also attended: approximately 52 Stakeholders and Guests.

**III. Approval of the Minutes: February 20, 2019 Meeting**

Ms. Fisk explained that no Motion could be made or vote taken to approve the Minutes because a voting quorum of Committee Members was not present.

**IV. Public Comment on Non-Agendized Items**

There were no comments at this time.

**V. New Business:**

1. Granada Hills Charter Devonshire Campus, 17081 Devonshire St, Northridge, CA, 91325: At the March 7, 2019 meeting, the GHSNC Board recommended that the PLUM Committee review the following items associated with the proposed sports field:
  - Events that will require outdoor lighting.

- Frequency of events to be held.
- Scheduling and timing of field lights for any other use.
- Noise mitigation associated with such events.

Erin Lillibridge, Chief Business Officer; Mike Panman, Facilities and Security Manager; Jana Davenport, Administrative Director and Project Leader; and Architect Jim DiCamillo, President of WLC Architects, represented the School. Ms. Lillibridge said the site is zoned already for a TK through 12 school . . . [there is a] need for additional facilities to support our educational programs . . . there is no stadium seating . . . [there is a] curfew of 10 p.m.+ There would be a permitting process for groups outside the School to use the facility.+ Later she said that we have a civic center permitting process . . . we're getting tax-exempt financing; it limits who we can rent to.+ Greg Brendel, agent/representative for The Brendel Companies, indicated that the School hired a professional lighting company . . . the sports field was strategically placed away from the residential homes . . . we shrank the field . . . the number of poles was reduced from eight to six . . . the height of the poles was reduced from 70 feet to 40 feet . . . these . . . lights are shielded . . . only cover the field areas . . . the poles do not have any provisions for any loudspeakers . . . [there are] three lights on each side of the field.+ He explained the positioning and illumination of the lights and showed a lighting diagram to be submitted with the School's application, adding The lights are going to be directed to where we want it to go on the field.+

Stakeholder Nicholas Gevorgian supported the expansion. Neighbor Blaine O'Brien was concerned about events timing, saying band practices and sports practices can be loud . . . adjusting the . . . times to seven or 8:00+ would help. Neighbor Mary Charlton believed the School had shown duplicity . . . we keep receiving conflicting information . . . there is no transparency.+ Neighbor Michael Cohen thought the lights are going to be bright; also, it's a sound tunnel . . . you hear them quite easily . . . [and] light pollution+. He believed there was no prior notice and, regarding support petitions, that there were none from our neighborhoods.+ Neighbor Kathy Dixon said there is a lot of noise in the area.+ Neighbor Marilyn True, who was a long-time Pinecrest School employee, believed that the School will have a thousand students+and that lighting lights up my yard and makes it nice and safe.+

Neighbor Joseph Blackman said that VAAS [Valley Academy of Arts and Sciences] gives notices to neighbors about events; he noted that the application says that the field could be used until 10:30 p.m., unlike the 10:00 p.m. presented at this meeting, and that the application indicates that lights could be 60 feet tall, not the 40 feet presented. Mr. Brendel stated that 40 feet+and 10 p.m. . . . will be submitted to the City tomorrow.+ The lighting company contractor stated that the lighting illumination will be zero+outside of the field. Neighbor Michael Cavallaro requested that the lighting be directed more toward Devonshire where the businesses are located.+ Neighbor Raoul Corzo wanted the lights turned off by six of seven+and was concerned about noise. Roni Holloway, who worked at

Pinecrest for 20 years, read a letter from a local Rabbi supporting the expansion. Parent Maribel Campos believed the expansion will help children's exercise and health. Parents Norma DeSilva, Susan Giron and Student Pastor Kevin Yi supported the expansion.

Stakeholder Jeffrey Bohrer believed that some event information was not given. School sports Coach Gina Kurowashi believed that a lit field is important for safety. Coach David Hujoh explained the need for older students to practice until 10 p.m. A student-athlete explained the need for adequate lighting to ensure safe sports and allow younger students to see us practice. Another student-athlete believed the lighting is important for a better and safer community . . . these kids are the future . . . enhancing their academic and social standards, instead of roaming around the streets and that the lighting especially is needed in the winter when there is less sunlight. Another student-athlete explained that sports increase bonds with other students. Stakeholder Mike Benedetto said we owe a duty to our children . . . to get them off their phones . . . this is a by right project . . . they do not have to give us any concessions. Parent Ralph Hopp noted that there's limits on what there is for kids . . . exercise is important and there are not enough facilities. Parent Hector Mestre said good lighting is a key component of exercise and health. Coach James Lee described the practice time scheduling challenge; some students wait in winter up to an hour for buses to take them home. Neighbor Caroline Cavallaro was concerned about noise on Hiawatha; we need to have our rest. Stakeholder Dave Beauvais believed that the School has done a very good job mitigating the lighting spillage and noted the many presentations and opportunities for public comment. Mr. Panman explained that the field use schedule is to be determined. He indicated willingness to provide information and answer questions. It was confirmed that there would be no scoreboards. A straw [unofficial] poll of Stakeholders present indicated that seven were opposed to field use ending by 10:00 p.m. and 39 were in favor. Ms. Fisk noted that the Board will Agendize this for consideration. Ms. Davenport stated that we walked the streets and engaged neighbors.

2. Motion for Consideration: (report from Brad Smith/ad hoc committee) Granada Hills South Neighborhood Council approves an Internship program with California State University Northridge's College of Social and Behavioral Sciences, with a FY 2019-2020 budget allocation/funding category of staff support, not to exceed \$5,000, for the 2019-2020 academic year, and if a memorandum of understanding (MOA) is approved between the GHSNC and the university, with review by the Los Angeles Department of Neighborhood Empowerment and/or the City Attorney's Office, as appropriate. The scope of work of this internship to include providing assistance in:
  - Drafting CIS STATEMENTS for the GHSNC;
  - Researching PROPOSED LEGISLATION at the city, county, or state level that would have a direct impact on Granada Hills;
  - Researching CRIME AND CRIME RATES in Granada Hills;
  - Researching THE HOMELESS POPULATION in Granada Hills;

Researching ZONING AND LAND USE in Granada Hills;  
Researching LIQUOR LICENSES in Granada Hills;  
Researching FUNDING PROVIDED BY GHSNC VIA NPGs;  
Supporting, as directed, the activities of the general board and all committees and subcommittees, including, but not limited to, staffing a GHSNC outreach event and/or attending a meeting of another organization as representative of the GHSNC and reporting back; as well as other activities that may be assigned, with the approval of the CSUN internship faculty sponsor.  
Copies of results of an on-line survey of GHSNC board members regarding the internship concept will be distributed at the PLUM Committee meeting for review.

This Item was not addressed.

3. 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.

This Item was not addressed.

4. Motion for Consideration: Regarding: CF# 19-0002-S38, SB 50 (Weiner) / High Density Multi-Family Housing Development Construction / Major Transit Stops / Out-of-Compliance with Local Land Use Regulations and Procedures / City Provisions / Amendment.  
[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201920200SB50](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB50)  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0002-S38>  
The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to strongly urge the City of Los Angeles with the concurrence of the Mayor to adopt the resolution presented by Councilmember Koretz, seconded by Councilmember Marqueece Harris-Dawson.  
Whereas, SB 50 (Weiner) would preempt a municipality's authority over local building and development standards by:
  - Utilizing a one-size-fits-all statewide approach that preempts municipal authority.
  - Overriding local zoning codes, General/Community and Specific Plans.
  - Eliminating the right of stakeholders to participate in local decisions that shape their community.
  - Eradicating all single family zones that are near transit stops.
  - Rewarding the construction of 85 ft. multi-family high rises next to single family homes.
  - Incentivizing building density with limited or no parking.
  - Putting developers in charge of their own planning . city governments and residents will have little or no say.

Therefore, GHSNC supports the Resolution (Koretz-Harris Dawson) to oppose SB 50 (Wiener), CF# 19-0002-S38. The City of Los Angeles must retain its authority to expand affordable housing by resisting State legislation that overrides local control of land use and planning decisions.

This Item was not addressed.

#### **VI. Update on Prior Items:**

1. Proposed Restaurant Beverage Program Ordinance: Case No.: CPC-2018-4660-CA, CF# 17-0981.
2. Sale and Dispensing of Full Line of Alcoholic Beverages, 10642 Balboa Blvd, 91344 Case Nos.: ZA-2018-5023-CUB; ENV-2018-5024-CE.

This Item was not addressed.

#### **VII. Suggestions for Future Agenda Items:**

1. Proposed Patio Addition, Drive Through Entry Reconfiguration, El Pollo Loco, 10651 Balboa Blvd., Granada Hills, 91344. Case Nos.: ZA-2019-718-PAD-DRB-SPP; ENV-2019-719-CE. Deemed to be approved Conditional Use and SP Project Permit Compliance.

This Item was not addressed.

#### **VIII. Committee Member Comments**

This Item was not addressed.

#### **IX. 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) 2019
3. <http://www.ladbs.org/docs/default-source/publications/newsletters/2019/newsletter-issue-21-021419-final.pdf?sfvrsn=8>
4. City of Los Angeles Planning Department Newsletter (quarterly)  
[https://planning.lacity.org/Newsletters/2018\\_Fall.pdf](https://planning.lacity.org/Newsletters/2018_Fall.pdf)
5. Community Corner, Los Angeles Department of City Planning 2019  
[https://planning.lacity.org/CommunityCorner\\_Newsletter/files/2019/feb.pdf](https://planning.lacity.org/CommunityCorner_Newsletter/files/2019/feb.pdf)
6. Housing Progress Report 2018  
[https://planning.lacity.org/Documents/ExternalAffairs/HousingProgressRpt/2018\\_Q4.pdf](https://planning.lacity.org/Documents/ExternalAffairs/HousingProgressRpt/2018_Q4.pdf)
7. City of Los Angeles Planning Department, Annual Report 2018  
<https://planning.lacity.org/annualreports/2018AnnualReport.pdf>
8. City of Los Angeles Planning Department General Plan Update  
<https://ourla2040.org>

9. City of Los Angeles Planning Department Comprehensive Revision of the Zoning Code <https://recode.la/>

The above is only for information.

**X. 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).

This Item was not addressed.

**XI. Adjournment**

The discussion ended at 9:02 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>.*