



**CITY OF LOS ANGELES**  
**GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL**  
**PLANNING AND LAND USE MANAGEMENT COMMITTEE**  
**MEETING MINUTES**, Wednesday, May 15, 2019

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344  
Approved June 19, 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.

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

(Chair)

Roll Call was taken by the Chair. Four of the five Committee Members were present at the Roll Call: Maria Fisk (Chair), Brad Smith, Terri Weeks and Larry Yoder. Don Graham was absent (unexcused). 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 the Committee could take such votes. Also attended: 10 Stakeholders and Guests.

**III. Approval of the Minutes: April 17, 2019 Meeting**

**MOTION** (by Mr. Smith, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its April 17, 2019 Committee Meeting as written.

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

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

There were no comments at this time.

**V. New Business**

1. Proposed Lot Subdivision, 17240 Tribune St., Granada Hills, CA 91344: Laura Hanson, Architect and Land Use Consultant will discuss plans to subdivide the lot and future development plans. Formal building plans and permit application are contingent upon the approval of the lot subdivision.

Ms. Hanson said there are many subdivisions on that block. They want to keep the rear home and demolish the front home. The 12-foot wide street would be widened. They have not decided whether they want a two- or one-story structure; %t will not be a two-for-two lot size . . . we don't want to make it monstrous . . . it would be proportional to the site.+ She will research how an Accessory Dwelling Unit (ADU) could be built with the front home having been demolished. Ms. Fisk noted and Ms. Hanson will %get clarity+regarding RFA requirements. Ms. Fisk noted that some nearby subdivisions are flag lots and some are not. Ms. Hanson said %he developer . he's not a flipper . . . he wants flexibility+; he may rent . . . the lot already is a flag lot . . . we're not looking to alter anything . . . the ADU with the main house in the front is the goal.+ Ms. Fisk was concerned about whether there would be enough parking. She and Ms. Hanson agreed that the dead-end alley cannot be purchased. Ms. Hanson said that, if the lot is subdivided, that would require the rear home to also be demolished and an application made for a Variance; the lot would be divided lengthwise. She said %he City won't have any (flag lot) frontage of less than 20 feet.+ A neighbor and Ms. Fisk were concerned about enough parking, and a subdivision precedent being set. Ms. Hanson added that %his lot has always had two homes.+

**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 recommend that the project at 17240 Tribune St., Granada Hills, CA 91344 comply with the Community Plan (1) discouraging flag lots; 2) compliance to the underlying zoning; and 3) complies to the RFA.

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

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

1. Council File #18-1226: SB 50 (Weiner) / Potential Impacts / City Land Use Regulatory Process and Zoning / Transit Oriented Communities (TOC) / Community Plan Updates: [http://clkrep.lacity.org/onlinedocs/2018/18-1226\\_rpt\\_PLAN\\_05-09-2019.pdf](http://clkrep.lacity.org/onlinedocs/2018/18-1226_rpt_PLAN_05-09-2019.pdf); [http://clkrep.lacity.org/onlinedocs/2018/18-1226\\_misc\\_04-23-2019.pdf](http://clkrep.lacity.org/onlinedocs/2018/18-1226_misc_04-23-2019.pdf); [http://clkrep.lacity.org/onlinedocs/2019/19-0002-S38\\_misc\\_04-30-2019.pdf](http://clkrep.lacity.org/onlinedocs/2019/19-0002-S38_misc_04-30-2019.pdf); [http://clkrep.lacity.org/onlinedocs/2018/18-1226\\_rpt\\_plum\\_3-05-19.pdf](http://clkrep.lacity.org/onlinedocs/2018/18-1226_rpt_plum_3-05-19.pdf)

Ms. Fisk reported that SB 50 was %put in suspense+and could stay there for a day to forever. The City Council opposed it; the Mayor wrote %an ambivalent letter.+ She explained that %you could have anywhere from four to eight stories built . . . this is a State Bill that supersedes local control.+ She noted the different views and statistics regarding housing vacancy rates. Mr. Smith noted a recent State Dept. of Finance report that L.A. built more housing %than any other City in the State.+ Ms. Fisk and Mr. Yoder encouraged feedback regarding projects. Ms. Smith requested and Ms. Fisk agreed to Agendize a future Metro presentation

regarding the largest Metro project in the northwest Valley; \$120 billion is to be spent over 40 years.

2. Proposed Patio Addition, Drive Through Entry Reconfiguration, El Pollo Loco, 10651 Balboa Blvd., Granada Hills, CA 91344: Case Nos.: ZA-2019-718-PAD-DRB-SPP; ENV-2019-719-CE. Deemed to be approved Conditional Use and SP project permit compliance.
3. Proposed Remodel Exterior Building Per Specific Plan Requirements, Mountain View Tire, 16855 W. Devonshire St., North Hills, CA 91344: Case Nos: DIR-2019-2461-DRB-SPP; ENV-2019-2462-CE.
4. Certificate of Compliance, 17320 W. Kingsbury St., Granada Hills, CA 91344: Case No. AA-2019-1994-COC; Certificate of compliance for a parcel in the R1-1XL-RFA.

Item #s VI. 2.-4. were noted.

## **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) 2019:  
<https://www.ladbs.org/docs/defaultsource/publications/newsletters/2019/April2019Newsletter.pdf?sfvrsn=10>
3. City of Los Angeles Planning Department Newsletter (quarterly):  
[https://planning.lacity.org/Newsletters/2019\\_Spring.pdf](https://planning.lacity.org/Newsletters/2019_Spring.pdf)
4. Community Corner, Los Angeles Department of City Planning 2019:  
[https://planning.lacity.org/CommunityCorner\\_Newsletter/files/2019/apr.pdf](https://planning.lacity.org/CommunityCorner_Newsletter/files/2019/apr.pdf)
5. Housing Progress Report 2018:  
[https://planning.lacity.org/Documents/ExternalAffairs/HousingProgressRpt/2018\\_Q4.pdf](https://planning.lacity.org/Documents/ExternalAffairs/HousingProgressRpt/2018_Q4.pdf)
6. City of Los Angeles Planning Department, Annual Report 2018:  
<https://planning.lacity.org/annualreports/2018AnnualReport.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/>

Ms. Fisk reviewed the updated resources.

## **IX. Upcoming Events:**

1. Department of City Planning . Planning Series: Planning 101: Planning for the Environment: For details and registration:  
[https://docs.google.com/forms/d/1TPpL1HI\\_zmKJ3Nq0Fopw8uLCb\\_5IBKP4aTYMHMgx6s/viewform?edit\\_requested=true](https://docs.google.com/forms/d/1TPpL1HI_zmKJ3Nq0Fopw8uLCb_5IBKP4aTYMHMgx6s/viewform?edit_requested=true)

2. 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/>
3. 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).

Ms. Fisk noted the above.

**X. Adjournment**

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

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

The Meeting was **ADJOURNED** at 8:18 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>.*