



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE
MEETING MINUTES, Wednesday, July 17, 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. She explained the Committee's role and procedure. Committee recommendations go to the Board, which then decides; then, there will be a City Hearing.

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

(Chair)

Roll Call was taken by the Chair. Three of the five Committee Members were present at the Roll Call: Maria Fisk (Chair), (new Member) Emayatzy Oliver and Larry Yoder. Two of the Committee Members were absent: Don Graham (unexcused) and Brad Smith (excused). Terri Weeks no longer is a Committee Member. 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: June 19, 2019 Meeting

Copies were available of the draft Minutes.

MOTION (by Mr. Yoder, seconded by Ms. Fisk): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its June 19, 2019 Committee Meeting as written.

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

IV. Public Comment on Non-Agendized Items

There were no comments at this time.

V. New Business

1. Deemed-to-be Approved Conditional Use for Outdoor Patio with Specific Plan Compliance. 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.

Ms. Fisk relayed that the representative was unable to attend. No Motion was made or vote taken.

2. Proposed Construction Use and Maintenance of a 450+Unmanned Wireless Facility, 17655 W. Devonshire St., Granada Hills, CA 91344: Case Nos: ENV-2019-2793-CE; ZA-2019-2792-CUW.

Ms. Fisk explained that the project is at Temple Ramat Zion. Verizon Wireless Representative Lisa Desmond presented and showed a diagram. Antennae would be in a tower that looks like surrounding trees. Nearby towers are at or near capacity and in a %gap.+She showed a coverage map and said %to actually raises your property value.+Vines would be planted next to it. The tower would be 4G; later, 5G. The Hearing is expected to be in around nine months, and then the tower would be built within another year. A backup diesel generator runs one to two times per month and is remotely monitored. She said %we are in negotiations with the Temple.+ Stakeholder Michelle Kadovitz was concerned about health effects. Stakeholder Lee Robinson believed %property values go down 10%,+that such a facility %promotes vagrancy+and about the constant radiation, saying %his does not belong on a school campus.+ Ms. Desmond said %we are a thousand times below what is deemed safe+and will send the FCC emission %standards.+ Towers %are repeatedly tested.+ Stakeholder Synnik Zorobian was concerned that other wireless companies could add more towers and with health effects; he suggested building a lower power facility. Stakeholder Edwin Carrera also was concerned regarding the health effects of radiation. Ms. Desmond said the Telecom Act allows the tower to be extended by 20 feet without a Permit. She did not know the lease length; they usually are around 20 years. Ms. Robinson said the Temple's Executive Committee is considering the tower and that the proposal has not yet been presented to the congregation. Mr. Yoder noted that the zoning is A2-1, Agricultural. Ms. Fisk noted that government agencies are not allowed to decide whether to support or oppose a cell tower based upon health concerns. She suggested that Verizon consider locating the tower on the property near Medtronics that has fewer children. A straw (unofficial) poll of Stakeholders present indicated that all eight opposed the facility.

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee, before it makes any recommendation regarding the cell tower at 17655 W. Devonshire St., Granada Hills, CA 91344, Case Nos. ENV-2019-2793-CE and ZA-2019-2792-CUW, requests that 1) Abraham Joshua Heschel Day School contact its Board Members, parents and stakeholders, and have a written position statement on the location of the unmanned telecommunications facility by October 10, 2019; 2) Temple Ramat Zion contact its Board Members, parents and stakeholders, and have a written position statement on the lease agreement and location of the unmanned telecommunications facility by October 10, 2019; and 3) for the applicant to work on finding commercial sites in the near vicinity and to bring back prior reports and new considerations by October 10, 2019.

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

3. Motion for Consideration: Council File 11-1705, Citywide Sign Regulations/Revision. http://clkrep.lacity.org/onlinedocs/2011/11-1705_rpt_CPC_12-18-2015.pdf
https://planning.lacity.org/Ordinances/docs/CityWideSignOrd/CPC_Lod.pdf
<https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult&ui-state=dialog>. The Granada Hills South Neighborhood Council Board fully supports Version B+ of the proposed Sign Ordinance as approved by City Planning commission on October 22, 2015 that:
- Disapproves any amnesty for existing billboards that lack permits or have been altered in violation of their permits.
 - Disapproves the grandfathering of any sign districts that were not approved or applied for in April, 2009, when the CPC approved the initial version of the new sign ordinance.
 - Restricts any new off-site signs, including digital billboards, to sign districts in 22 areas zoned for high-intensity commercial use.
 - Requires existing billboards to be taken down before any new off-site signs can go up in sign districts. The takedown ratio of existing signs to new signs would be 5 to 1 for conventional and 10 to 1 for digital.
 - Sets administrative civil penalties for sign violators that will act as a real deterrent to illegal billboards and other signage.
 - Prohibits off-site signage in city parks and recreation facilities. Furthermore, we strongly oppose the placement of any new digital/electronic or static billboards outside of Sign Districts.

Ms. Fisk explained the Ordinance and issue to control visual blight. There will be a Hearing in mid-August.

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 support Version B+ of the proposed Sign Ordinance as approved by City Planning commission on October 22, 2015 that:

- Disapproves any amnesty for existing billboards that lack permits or have been altered in violation of their permits.
 - Disapproves the grandfathering of any sign districts that were not approved or applied for in April, 2009, when the CPC approved the initial version of the new sign ordinance.
 - Restricts any new off-site signs, including digital billboards, to sign districts in 22 areas zoned for high-intensity commercial use.
 - Requires existing billboards to be taken down before any new off-site signs can go up in sign districts. The takedown ratio of existing signs to new signs would be 5 to 1 for conventional and 10 to 1 for digital.
 - Sets administrative civil penalties for sign violators that will act as a real deterrent to illegal billboards and other signage.
 - Prohibits off-site signage in city parks and recreation facilities.
- Furthermore, we strongly oppose the placement of any new digital/electronic or static billboards outside of Sign Districts.

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

VI. Suggestions for Future Agenda Items:

1. 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.

Ms. Fisk reported that the applicant requested that the PLUMC delay the review of the proposed remodel.

2. 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.

Ms. Fisk reported that there was no response from the applicant after repeated attempts to contact her via phone and email.

VII. Update on Proposed (past and current) Land Use Legislation:

1. Council File 12-0460-S4. Zoning Code/Reorganization of Administration Provisions (Processes and Procedures Ordinance)/Los Angeles Municipal Code (LAMC) Amendment: http://clkrep.lacity.org/onlinedocs/2012/12-0460-S4_misc_10-26-2018.pdf
2. Council File 19-0002-S117. SB 592 (Wiener) Housing Accountability Act/Amendment: http://clkrep.lacity.org/onlinedocs/2019/19-0002-S117_reso_06-26-2019.pdf;
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB592
3. Council File 19-0400. SB4 (McGuire-Beal)/SB330 (Skinner) Land Use Regulatory Process and Zoning/Potential Impact: http://clkrep.lacity.org/onlinedocs/2019/19-0400_CAF_06-14-2019.pdf;
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB4
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330
4. AB 1279 (Bloom). Planning and Zoning/Housing Development/High Resources Areas:
http://www.leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1279
5. CPC-2018-4660-CA. Restaurant Beverage Program:
<https://planning.lacity.org/ordinances/docs/RestaurantBeverageProgram/Ordinance.pdf>
6. Draft Citywide Design Guidelines:
https://planning.lacity.org/urbandesign/citywide_design_guidelines/

Ms. Fisk reviewed the above.

VIII. Committee Member Comments

Ms. Fisk explained the Committee's and Board's role with the community and the City.

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:
<https://www.ladbs.org/docs/default-source/publications/newsletters/2019/April2019Newsletter.pdf?sfvrsn=10>
3. City of Los Angeles Planning Department Newsletter (quarterly):
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/jun.pdf
5. Housing Progress Report 2019:
https://planning.lacity.org/documents/ExternalAffairs/HousingProgressRpt/2019_Q1.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 noted the above.

X. Upcoming Events:

1. PlanCheck NC: Education programs and forums are held on the second Saturday of each month. 10AM -1PM; Hollenbeck Police Station, 2111 East 1st St, Los Angeles; All interested stakeholders are invited to participate.
<http://plancheckncla.com/>
2. Valley Alliance of Neighborhood Councils (VANC): Meetings are held on the second Thursday of each month. 6:30-10:00PM; Sherman Oaks Hospital, 4929 Van Nuys Blvd, Doctor's conference room (validated parking).

Ms. Fisk noted the above.

XI. Adjournment

Ms. Fisk declared the Meeting **ADJOURNED** at 8:40 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>.