

## GHSNC Community Informational Meeting – 03/13/2007 – Minutes

### I. Attendance:

#### A. Board Members Present:

1. Robert Norris
2. Karessa Silvers
3. Norbert Soski
4. Glen Chester
5. Jim Summers (Presiding Officer)
6. Eric Mansker
7. Bonnie Bursk
8. David Beauvais
9. Christopher Silvers

#### B. Board Members Absent:

1. John Seletos
2. Sylvia Witteman
3. Jim Yoder
4. Debi Orrico
5. Brad Smith
6. Lottie Van Emden
7. Julie Carson
8. Troy Seletos
9. Alexia Cirino
10. Pamela Finn
11. Shamica Doty
12. Mark Barrionuevo
13. Sean Rivas
14. Mike Cabo (Parlamentarian)
15. Amelia Herrera-Robles (D.O.N.E. representative)
16. Randall Neudeck

II. Jim introduced himself and introduced the concept of this session and then called the meeting to order.

III. Board Members roll call was taken.

IV. Jim Summers turned the meeting over to Christopher Silvers in his role as Planning and Zoning Chair. Chris went over the agenda. Chris then introduced Enrique Legaspi (213-553-2278) from the Kohl's presentation group.

V. Enrique Legaspi talked about Kohl's national presence and reputation. His investment group purchased the North Ralph's property approximately 18 months ago. Enrique Legaspi is the owner, manager and he tries to maintain a visible presence on the premises. Enrique Legaspi introduced Tom Layman the architect of the project.

VI. Tom discussed the various extensive reviews that his firm has taken part of with the redesign of the shopping center. The proposed revisions offer the opportunity for cross shopping as there are different types of stores and Kohl's would be a new dimension to the shopping center. The project will remove several stores and will connect the west side parking lot to the central parking lot. The design will be Spanish Colonial in tandem with the prior buildings in Granada Hills. The landscape buffer will be enlarged from 6 feet wide to 8 feet wide. A contained warehouse will allow delivery trucks to drop off their cargo inside to mitigate noise. The trucks will depart immediately b/c there will be an empty carriage for the trucks to take once they drop off their full carriage. The proposed revision has asked for relief from the minimum parking spaces required b/c the shopping center has too few spaces. The parking on the north side will be removed as it has not been used with any regularity. Two driveway exits will become restricted to right turn only b/c of traffic concerns. One driveway entrance and exit will become restricted to right turn only b/c of traffic concerns. Tom Layman stated that the application is the one of the most convoluted applications his firm has filed with the City of Los Angeles b/c the city has passed numerous ordinances that affect this project. Tom Layman then cited the various oddities that he addressed in his report. The project will exceed the transitional height ordinance. Tom Layman was willing to plant trees to help obscure the view of residents who live north of the shopping center.

VII. A ten minute break was entertained.

VIII. Jim informed the audience that this was the first informational meeting. Later on there will be a public hearing and another opportunity for public comment. Jim empathized that this was not the last opportunity for public comment.

IX. The parking structure listed in the application was listed b/c if the center needs to get additional parking the center will build the structure. If built the structure will be one story. The structures being removed are currently vacant. The setbacks will be from six to eight feet. From the curb-line, there will be eighteen feet of setback space. Kohl's searches for neighborhood locations that are not necessarily malls as their preferred location site. The shopping center was chosen for that reason. Kohl's would prefer not to be located in a shopping mall like their West Hills mall location. What other potential tenants were approached besides Kohl's. The general schedule of future hearings and timeline was presented. Why does the center want a 24 hour drugstore?

X. One speaker expressed that the property should not be built on a two lane street.

XI. Another speaker expressed the concern that traffic is moving too quickly. Has a traffic study been conducted? The question was posed as to whether residents want a big box store.

XII. The next speaker was concerned about what happens if the Kohl's does not succeed, would the building be abandoned like Circuit City or Treasury.

XIII. The next speaker asked a question about parking spaces being lost. The speaker was concerned about additional congestion b/c of the fewer parking spaces available. Tom Layman went over the parking plan.

XIV. Kohl's intends to expand their store locations in the Northwest Valley so that Granada Hills will not be the only location in the Northwest Valley.

XV. A speaker stated that his main concern is traffic regardless of what store takes the place of the Ralph's in the shopping center.

XVI. Dave Beauvais asked the audience to participate with the GHSNC in the process. Dave Beauvais asked the question as to whether this is the right store in the right place.

XVII. The next speaker expressed frustration on how traffic has increased from Porter Ranch and Santa Clarita and how the GH Hospital process has not proceeded to the wishes of the residents. The speaker expressed the concern that once Kohl's comes in then other regional commercial businesses will want to locate nearby.

XVIII. The next speaker wanted to find out which driveways will allow for a left turn on to Zelzah. The speaker expressed concern that with a smaller setback, left turns will be more difficult and potential traffic problems will increase.

XIX. The next speaker asked for what will be the construction hours? The architect stated that there will be a 12 foot wall on the northern side.

XX. The next speaker wondered what dollar volume Kohl needs to make in order to make a profit. Kohl's did not have a specific answer. The speaker then asked a question about cars per minute. Tom Layman responded with a detail listing of the cars per minute entering and exiting the shopping center.

XXI. Bonnie Bursk expressed concern that if the shopping center does not add Kohl's a less desirable firm will move in or perhaps the store will remain vacant. Bonnie Bursk expressed that having vacant stores is not a desirable outcome for Granada Hills.

XXII. Eric Mansker expressed concern about the potential for Kohl's to leave a big empty box at some point in the future.

XXIII. The next speaker expressed concern that the traffic study was minimized to support the proponents as opposed to a fair study.

XXIV. The next speaker expressed the sentiment that the parking was not sufficient. The speaker expressed the idea that Kohl's could fit into the current alignment as opposed to expanding the current footprint of the store.

XXV. The next speaker wondered what the next step and when the next meeting will take place.

XXVI. Adjournment – Jim Summers adjourned the meeting with the next Board meeting taking place at April 12, 2007 at 7 p.m. in the Tulsa Elementary School Auditorium.