



## CITY OF LOS ANGELES

### GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL PLANNING AND LAND USE MANAGEMENT COMMITTEE MEETING AGENDA

Wednesday, June 20, 2018, Time: 7:00 pm

Granada Hills Charter High School Library, 10535 Zelzah Avenue, Granada Hills CA 91344

#### Committee Members

Maria Fisk, Co-Chair  
Don Graham

John Seletos, Co-Chair  
Terry Weeks  
Larry Yoder

**All agenda items are subject to discussion and possible action**

**I. Call to Order:** (Co-Chair)

**II. Roll Call & Stakeholder Introduction:** (Co-Chair)

**III. Minutes:** May 16, 2018 Planning and Land Use Management Committee Meeting

**IV. Public Comment:** Community and Public Comment on non-agenda items

**V. New Business:**

- 1. Proposed Congregate Living Health Facility:** 17227 Simmonds St., Granada Hills, 91344.  
Proposal to extend from 6 to 12 bed facility.  
Definition of CLHF: <http://publichealth.lacounty.gov/hfd/hfdtypes.htm#5>  
CLHF standards are found in the Ca Health and Safety Code, Section 1267.13
- 2. Accessory Dwelling Units:** Code Amendment/Accessory Dwelling Units/Proposed Ordinance.  
Council File Nos.: 16-1468, 14-0057, 14-0057-S1-8 (some have expired).  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-0057-S1>  
Presentation by: Terri Weeks and Jim Summers
- 3. 12/08/2017 ENV-2017-5166-EAF:** 17436 W CHATSWORTH ST, GRANADA HILLS 91344. MIXED-USE 54 UNIT RESIDENTIAL, 6,791 SQ. FT. COMMERCIAL. EAF-ENVIRONMENTAL ASSESSMENT.  
Armin Gharai. **\*\*Refer to the Granada Hills South Neighborhood Council website:** <https://www.ghsnc.org/>  
to review documents and details of above proposed property development projects.

**MOTION:** The Granada Hills South Neighborhood Council Planning and Land Use Management Committee supports the project at [17436 W. Chatsworth St.](#) based upon the developer's willingness to provide the following accommodations:

- A six-foot retaining wall with shrubs will be constructed around the commercial parking lot;
- A reduction will be made to 25 feet of the rear of the building height;
- A reduction of the balconies by 50% and window sizes by 30% in the rear of the building to preserve privacy;

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**WEBSITE** [www.ghsnc.org](http://www.ghsnc.org) **E-mail:** [board@ghsnc.org](mailto:board@ghsnc.org)

- Support moving the gates to the commercial parking lot;
- Agreement for the commercial portion to prohibit marijuana dispensaries;
- Agreement that the configuration of the rear exit was not feasible due to lack of space; and
- The exit off Encino Ave. will be posted as right-turn only.

On June 7, 2018, the Granada Hills South Neighborhood Council Board voted to refer the above motion back to the Planning and Land Use Management Committee to review the following additional considerations:

- 8 ft wall located at the rear of parking lot, abutting the single family residence, 17457 Kingsbury St. To include trees that grow to at least 10-20 ft. Include ongoing maintenance and automatic watering system.
- Repave alleyways from Encino St. to the end of the alley.
- 600 sq ft unit one bedroom is not enough. No less than 800 sq ft. Reduce the number of units.
- Residential unit affordability (proposed rental rates).
- Considering that the property is an auto repair site, proper containment of airborne debris/dirt during construction is required.
- Ensure stability and viability of commercial uses . prevent vacancies.
- Prohibit the following retail uses: Marijuana dispensaries, hookah lounges, vape/e-cigarette shops.
- Mitigation of noise caused by roof air conditioning venting units by placing units closer Chatsworth St. (north side of the building).
- Tenants to be allowed to use commercial parking lots for overflow at night.

#### **VI. PLUM Committee Related Resources:**

1. LA Dept. of Building and Safety Newsletter (quarterly): <http://www.ladbs.org/docs/default-source/publications/newsletters/2018/march-2018-newsletter.pdf?sfvrsn=4>
2. City of Los Angeles Planning Department: Spring 2018 Newsletter (quarterly): [https://planning.lacity.org/Newsletters/2018\\_spring.pdf](https://planning.lacity.org/Newsletters/2018_spring.pdf)
3. City of Los Angeles Planning Department: Annual Report 2017: <https://planning.lacity.org/AnnualReports/2017AnnualReport.pdf>
4. City of Los Angeles Planning Department General Plan Update: <https://ourla2040.org>
5. City of Los Angeles Planning Department comprehensive revision of the Zoning Code: <https://recode.la>

#### **VII. 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 1<sup>st</sup> 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)

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### **VIII. Committee member comments and submission of future agenda items:**

Mr. Graham requested to agendaize discussion of the homeless housing issue.

### **IX. Adjournment:**

The public is requested to fill out a “ **Speaker Card** ” to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce, 17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: [www.ghsnc.org](http://www.ghsnc.org) and address: 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: [www.ghsnc.org](http://www.ghsnc.org), or at the scheduled meeting.

In addition, if you would like a copy of any record related to an item on the agenda, please contact Julie Carson at [jcarson@ghsnc.org](mailto:jcarson@ghsnc.org). As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council c/o the president, via e-mail to [board@ghsnc.org](mailto:board@ghsnc.org) or Richard Ray, Los Angeles Department on Disability, ADA Coordinator, at [Richard.Ray@lacity.org](mailto:Richard.Ray@lacity.org) or (213) 202-2753.

Meetings maybe recorded. **Note that** any stakeholder comments must be made during the appropriate public comment period, and either during an individual’s allotted time or if an individual stakeholder has been invited to speak by a board member. Audience members may not approach the board during a meeting except to hand out materials during the allotted speaking time, and then only with the permission of the presiding officer. If a stakeholder has any requests that cannot be addressed during the allotted speaking time, the items may be e--mailed to the board or to our Secretary.

**Note that Government Code section 54957.9 provides:** *In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.*

**Please note further that Penal Code section 403 states:** *Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.* The board reserves its rights to exercise appropriate remedies in the event of disruption of board or committee meetings.

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