

**Granada Hills South Neighborhood Council
Planning and Land Use Committee (GHSNC-PLUC)
Meeting Minutes – March 26, 2008 7:00 pm – 8:30 pm**

Chair: John Seletos

Members Present: Maria Fisk, Debi Orrico, Eric Mansker, Jim Summers

Selection of GHSNC-PLUC Co-Chair: Eric Mansker (approved)

Master Land Use Permit Application and or Request for Variance:

1. Approximately 48,000 square foot of land on the SEC of Chatsworth St. & Encino Ave. in Granada Hills, CA 91344, consisting of about 247' on Chatsworth St. & 230' on Encino Ave. APNs # 2733-019-012 / 013 / 014 / 025 and 031. Seeks leniency in the height limitations to attain a more playful massing articulations, for a vibrant viable mixed use project. (Michael Naim)
Status: Applicant was not present

2. Case ZA 1995 455 Project: 10515 Balboa – Modification of existing communications facility consisting of installation of eight dish antennas to existing wireless facility atop existing three story building
Motion: Case sent to Design Review Board (c/o Maria Fisk) to obtain input from City Planning and GHNNC for cellular guidelines. (approved)

Design Review Board: Maria Fisk

- TUX sign approved
- Recycle center on Devonshire/Balboa was not approved

Old Business:

1. Mario de Campos Trail – Mission Peak, Motion Approved by GHSNC 1/10/2008: “GHSNC encourages Michael Antonovich's office to work with Southern California Gas Company and the Granada Hills Neighborhood Councils to improve the Mario de Campos trail for the good of youth and community”
Status: Working with M. Antonovich and G. Smith office on trail improvement

2. **Community Plan – Status Update**
Status: City Planning did not provide adequate explanation of why an Environmental Impact Report was necessary. Public request was made to provide consideration/inclusion of the Granada Hills Interim Control Ordinance

3. **Sober Living Homes** – Planning and Land Use Management Motion dated October 24, 2007
Status: City Planning and City Attorney are working on ordinance. Reports should be ready for review at April PLUM meeting.

4. **16830 Kingsbury St., Granada Hills, 91344** – Zone Variance Case No. ZA 2004-5024-ZV-1A, Application / Permit Number 05016-10000-16381, Plan Check / Job Number B05LA12450 issued 8/03/2007. Conversion of existing laundry rooms on the first and second floor to apartments: convert a portion of the east side of the first floor (storage area) to parking (4 cars) spaces req'd for additional units
Status: Original variance for reduction in parking to accommodate additional units was denied. Applicant was able to obtain over the counter permits when adequate parking was provided for proposed additional units. Current modifications to building are being reviewed by Building & Safety for code compliance.

5. **Baseline Mansionization Ordinance:**
Motion: GHSPLUC supports baseline mansionization ordinance. Size should be taken into account for the local area. (approved 1/30/2008)
Status: Further discussion of FAR (Floor Area Ratio) verses Granada Hills Interim Control Ordinance. To be resubmitted to GHSNC for approval.

6. **Regency Centers Proposed Overbuilding Proposal (Kohls):**
(John Seletos reclused himself) After appeal stage, GHSNC cannot take any further official action at the Neighborhood Council level. Update: Area stakeholders are independently planning to petition the case to Superior Court.

New Business:

Building and Safety Violations

Status: GHSNC-PLUC Co Chair Eric Mansker to:

- *Request that Building & Safety Frank Bush speak at GHSNC*
- *Provide list of building and safety violations*

Future Business

1. **Case AZ 2008-767 Project: 10549 Haskell Ave** – request for continued use and maintenance of an existing preschool facility with a total enrollment of 106 children and addition of a one-story 1157 sq. ft. modular building.
Status: will present next month