



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE
MEETING MINUTES Wednesday, March 21, 2018

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344
Approved April 18, 2018

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 (Chairperson)

Co-Chair Maria Fisk called the Meeting to order at 7:00 p.m. Co-Chair John Seletos explained the Committee and Neighborhood Council (NC) roles; the NC ratifies (or not) Committee decisions.

II. Roll Call & Stakeholder Introduction (Chairperson)

Three of the five Committee Members were present and introduced themselves at the Roll Call: Maria Fisk (Co-Chair), John Seletos (Co-Chair) and Larry Yoder. Don Graham (unexcused) and Terri Weeks (excused) were absent. The GHSNC 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. Five Committee Seats were filled (by election or appointment). Also attended: 30 Stakeholders and Guests.

III. Public Comment: Community and Public Comment on non-agenda items

Stakeholder Cherie Mann believed that, if towers are going to be built, they should be close together.

IV. New Business

- 1. 12/08/2017 ENV-2017-5166-EAF:** 17436 W CHATSWORTH ST 91344 CD12 Granada Hills . Knollwood MIXED-USE 54 UNIT RESIDENTIAL AND 6,791 SQ. FT. COMMERCIAL EAF-ENVIRONMENTAL ASSESSMENT ARMIN GHARAI.

[*This Agenda Item was addressed after Item #IV. 3.*] Copies were distributed of an Affordable Housing Referral Form.+ Shlomo Aziz, Developer and Contractor, displayed renderings and elevations with the Spanish style+design, which he described. He said the lot itself is 48,000 square feet, which consists of five parcels . . . we are providing a total of 120 parking spots . . . 20 more than we need+

that are at ground and subterranean levels. We have electric chargers . . . in the garage and at night you can use the retail space as well for parking. The intention is to have coffee shops, bookstores . . . we are planning on having some greenery in front of it . . . this will need to go through a Design Review Board and the City Planning Commission. Ms. Fisk requested and Mr. Aziz agreed to have trees on the property. He said there's going to be 38 one and 16 two-bedroom units renting for probably around \$1,600 for a one-bedroom . . . we want to attract students. A Stakeholder believed that you don't have enough parking; people will instead park on the street shuffling cars in tandem parking. Mr. Aziz said that absolutely there will be a camera system for security.

He said that we have a 30% density bonus . . . by right you can build 44 units; they propose to build 54 units including three very-low-income. Stakeholders were concerned about speeding drivers on Encino Ave. and on Kingsbury St., and wanted the entrance to be on Chatsworth St. or on the rear alley; Mr. Aziz believed the City would not allow a left turn off of Chatsworth St. They also expressed concerns about parking and density. Ms. Fisk explained that the Granada Hills Community and Specific Plans have a small-town feel. Mr. Aziz said the project will be a green, though not LEED building. A traffic study is being done, but no Environmental Impact Report. There would be a six-foot setback on the alley side. He said environmental phase one, we did that . . . it did not require a soils test. He added that we met with Peggy a few times already and there are no [storage] tanks. Mr. Seletos was concerned that no box was checked on the Environmental Assessment Form item H, Hazardous Materials and Substances. The Form asks, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station . . . or similar use? Ms. Mann preferred more two-bedroom and less one-bedroom units. Stakeholder Jim Summers said that this is a high-density project. Other stakeholders mentioned that the proposed development would result in traffic congestion and should be scaled back. Mr. Seletos requested Mr. Aziz consider re-presenting next month after hearing the concerns of the community, which might result in some modifications to the project.

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee opposes the project at 17436 W. Chatsworth St. pending review of: a full Environmental Impact Report, soil testing and a traffic study; and consideration of non-tandem parking; screening on the back so that the residents living in the upper stories of the proposed development do not peer into the back yards of the single-family residences below; a sound wall; effective security; separation of guest, employee and commercial parking; and egress and ingress in the back of the building.

MOTION PASSED; zero opposed; zero abstained.

2. **12/08/2017 DIR-2017-5165-DRB-SPP:** 17436 W CHATSWORTH ST 91344 CD12 Granada Hills . Knollwood MIXED-USE 54 UNIT RESIDENTIAL AND 6,791 SQ. FT. COMMERCIAL DRB-DESIGN REVIEW BOARD ARMIN GHARAI.

Ms. Fisk announced that the proposed project will be scheduled for future review by the Design Review Board. [See above Item #IV. 1.]

3. **11/14/2017 AA-2017-4718-PMEX:** 10537 N WHITE OAK AVE 91344 12 Gr. Hills . Knollwood LOT LINE ADJUSTMENT TO CREATE 3 LEGAL LOTS PMEX-PARCEL MAP EXEMPTION ZOHRAB DADOYAN.

Copies were distributed of a Lot Line Adjustment diagram. Owner Zorik Dadoyan, who lives there with his family, said nothing is imminent. He wants to smooth the lot lines and said he is leaving the existing house and putting two additional houses on it at some point in the future . . . between Kingsbury and San Jose . . . I have three lots; I just want to move the lines around . . . they are each going to be around 8,000, 9,000 square feet; the lots are already split. He said he hasn't decided . . . I would prefer to build a multi-story . . . the houses haven't been designed yet . . . the [other] houses won't even show from the street . . . it could be subdivided to five lots but he does not want to do that. The current 70-foot frontage would be reduced to 50 feet. There would be one driveway into the property which then separates to the different homes. There absolutely would be parking on site.

Ms. Fisk noted that the Granada Hills-Knollwood Community Plan [<https://planning.lacity.org/complan/pdf/ghlcp.txt.pdf>], adopted in 2015, discourages flag lots. Mr. Dadoyan replied, I don't know how I can get around the flag lot. He said that to subdivide it is about five times the cost. Ms. Fisk explained that best practices do not include flag lots. Mr. Dadoyan said he is open to looking at developing the property without flag lots. He added that he is not going to tear [the existing house] down. The project is not something I am rushing to do; it could be [in] one year, it could be five years. These are R-1 lots . . . I put one house on each lot. Stakeholder Eric Mansker noted that there is a ton of non-conforming lots in the area; I don't think you even know they [the other two proposed homes] were back there. A next-door neighbor agreed. A neighbor across the street was concerned that it is a historic district; however, he would have to agree that homes would not be visible, though he was concerned about construction noise. Mr. Dadoyan said he will try to do it [the construction] as fast as possible.

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee, even though the project at 10537 N. White Oak Ave. does not comply to the Community Plan flag lot stipulation, supports the project on the condition that it does not interfere with the trees on White Oak and each parcel is limited to one single-family dwelling.

MOTION PASSED unanimously by a hand vote.

Mr. Mansker believed %his Committee is going to have to develop some kind of policy about flag lots.+ Ms. Fisk replied that %we have a policy.+

**Refer to the Granada Hills South Neighborhood Council website:
<https://www.ghsnc.org/> to review documents and details of above proposed projects

V. Continued Business

1. Confirmation of 2018 committee meeting location/dates

Mr. Seletos confirmed that the Committee will meet on third Wednesdays.

2. time.

The Committee meeting time will be 7:00 p.m. It was announced that, due to time constraints, the items below will be continued and announced at future Committee meetings.

VI. Committee Submission Pending Items

1. Draft: Newsletter (Larry Yoder)

There were no items. [*See above Item #V. 2.*]

VII. PLUM Committee Related Resources

1. LA Dept. of Building and Safety Newsletter (quarterly):
<http://www.ladbs.org/docs/default-source/publications/newsletters/2018/january-2018-newsletter.pdf?sfvrsn=6>
2. City of Los Angeles Planning Department: Fall 2017 Newsletter (quarterly):
<https://planning.lacity.org/Newsletters/2017Fall.pdf>
3. City of Los Angeles Planning Department General Plan Update:
<https://ourla2040.org>
4. City of Los Angeles Planning Department comprehensive revision of the Zoning Code: <https://recode.la>

The above are for information only. [*See above Item #V. 2.*]

VIII. Upcoming Events

1. L.A. Dept. of City Planning Forum: Planning 101 Project Planning. A collaboration between the Dept. of City Planning and the Dept. of Neighborhood Empowerment. The training is intended to provide and overview of the basic elements of planning, land use and zoning. Monday, April 16, 6PM . 8:30 PM, Granada Hills Charter High School, 10535 Zelzah Ave., Granada Hills CA, 91344.

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, L.A., <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).

The above is information for the community. [See above Item #V. 2.]

IX. Committee member comments and submission of future agenda items

There were no comments or submissions at this time. [See above Item #V. 2.]

X. Adjournment

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

MOTION to ADJOURN PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:55 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>.