



**CITY OF LOS ANGELES**  
**GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL**  
**PLANNING AND LAND USE MANAGEMENT COMMITTEE/SPECIAL BOARD**  
**MEETING MINUTES** Wednesday, June 20, 2018  
Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344  
Approved July 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 (Co-Chair)**

Co-Chair John Seletos called the Meeting to order at 7:02 p.m. and explained the Committee's role.

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

Roll Call was taken by Mr. Seletos. Four of the five Committee Members were present at the Roll Call: Maria Fisk (Co-Chair), John Seletos (Co-Chair), Terri Weeks and Larry Yoder. Don Graham was 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&dlta=su46~>), so the Committee could take such votes. Five Committee Seats were filled (by election or appointment). Also attended: 51 Stakeholders and Guests, including Board Members Mark Morris and Bonnie Bursk.

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

**MOTION** (by Mr. Yoder, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its May 16, 2018 Committee Meeting as written.

**MOTION PASSED**; zero opposed; zero abstained.

**IV. Public Comment: Community and Public Comment on non-agenda items**  
There was no comment at this time.

**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

Architect Ramon Bagio reported that the application has not yet been submitted; he was at the meeting to get input from the community and displayed elevations and distributed site plans for a six-bed facility. He said these facilities are designed for people who can no longer walk . . . they cannot get out of bed . . . not alcoholics . . . the State vetting process is very strict . . . this has nothing to do with rehabilitation . . . my client is by right already allowed to build a six-bed community . . . he's going to be asking for six more . . . we did collect already . . . signatures [in support] . . . no one can drive . . . except for the two nurses . . . it's not a clinic, it's not a hospital . . . visitors have strict visiting hours . . . they can only come by appointment. H explained that the State only allows such facilities in a residential setting by a law that was passed three years ago (Ms. Fisk confirmed that); the residents are going to be restricted to the house and the back yard . . . we're not going to add any square footage to the home.

Stakeholders present were opposed to a commercial use in a residential area because of expected traffic and parking problems. They also were concerned that employees could smoke and litter around the facility; and that there was no Permit posted on site; that staff would start working there at 6:20 a.m.; nearby property values would be reduced; at shift change time there would be four nurses and a doctor parking their vehicles; the construction site was unsafe . . . cluttered; construction workers were very rude, very discourteous; the facility owner repeatedly drives too fast on Simmonds; there would be regular ambulance sirens; the facility would set an undesired precedent; would create nearby cut-through traffic; would cause much more traffic noise; there would be a negative impact on pedestrian safety; the project began in bad faith because there was no communication from the developer; and workers and residents would not be neighbors. A nearby resident claimed that he was offered \$300 to sign a petition supporting the facility. It was believed that many of the support signatures were of non-nearby residents. Copies were distributed of signatures of nearby residents opposing the project.

Ms. Fisk noted that the developer legally . . . can build and can have six patients . . . the expansion to 12 is the issue. Mr. Bagio said regarding the claimed that someone was offered \$300 to sign a petition didn't happen . . . there's never going to be more than two [nurses] there . . . these people are stable, they're not dying . . . I'll make sure right now that [staff] won't start work until eight [8:00 a.m.]; the owner said okay. Mr. Bagio promised to address work site work hours and clutteredness. He stated that we'd get the Permit posted on the property. Some bedrooms may be split to accommodate two patients. Mr. Seletos noted that the architect's going to come back. A Stakeholder was concerned that there were "two trucks in the middle of the street." Mr. Bagio promised that he's getting talked to. The facility square footage would increase around 400 square feet. He

confirmed that the six-bed License has not yet been approved by the State and that he would notify the Committee about it.

**MOTION** (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee (PLUM) recommends to the Board to request that the architect for the project at 17227 Simmonds St., Granada Hills, 91344 contact either PLUM Co-Chair John Seletos or Co-Chair Maria Fisk if there will be a submittal for more than six (6) beds.

**DISCUSSION:** Committee Members indicated that Stakeholders were welcome to attend the July 5<sup>th</sup> Board and July 18<sup>th</sup> Committee Meetings.

**MOTION PASSED;** zero opposed; zero abstained.

Mr. Seletos explained the Motion and procedure. Ms. Fisk urged visiting the GHSNC website and Nextdoor for more information.

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.

Ms. Weeks presented and explained ADUs. Stakeholder Jim Summers explained the legislation and believed that this allows the average homeowner to have a rental unit.+ Mr. Seletos and Ms. Fisk further explained the legislation. She was concerned about possible large-sized allowable ADUs. No Motion was made or vote taken.

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;
  - 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.

Mr. Seletos explained that the Board referred this back to the Committee. Shlomi Asiss, Developer and Contractor, presented and distributed copies of elevations and site and parking plans. He also displayed a site plan and photos. He stated that %whatever recommendation [the City] comes up with, we will comply with.+ He will address if water is needed to reduce construction dust. %It would be access-controlled after hours . . . there\$ a property manager,+there would be no security staff. He indicated that this presentation was a response to %accommodations+ and %considerations+requested on the Agenda and that %this is a by right, State law-authorized development.+ He explained why he can or cannot accommodate different considerations. He said that %don't intend on selling this building+and does not want people hanging things from units or the building.

**MOTION to RECONSIDER** (by Ms. Fisk, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee will RECONSIDER the vote it took at its May 16, 2018 meeting supporting the project at 17436 W. Chatsworth St. with conditions.

**MOTION to RECONSIDER PASSED;** zero opposed; zero abstained.

**MOTION** (by Ms. Fisk, seconded by Ms. Weeks): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to support 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.
- 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.
- The exit off Encino Ave. will be posted as right-turn only.
- Construct fences behind the customer parking lot.
- Construct 8 ft. wall located at the rear of parking lot, abutting the single family residence at 17457 Kingsbury St. To include trees that grow to at least 14 ft. Include ongoing maintenance and automatic watering system.
- Tall trees to be planted on building side of fence for privacy.
- Plants/trees to be watered and maintained/trimmed by developer.
- Keep commercial lot open for overnight parking for guests and overflow vehicles for tenants. Close gates to public after business closing.
- Put in electric gate to close lots at night and provide units with a key/pass for nighttime entry and exit.
- Tenants to be allowed to use commercial parking lots for overflow parking and guest at night.
- Building manager will be available.
- Safety lighting is to be turned away from neighborhood.
- There will be an area designated for animal waste.

**MOTION PASSED;** zero opposed; zero abstained.

**VI. PLUM Committee Related Resources:**

*[The following items were only for information.]*

1. LA Dept. of Building and Safety Newsletter (quarterly):  
<http://www.ladbs.org/docs/defaultsource/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:**

*[The following items were only for information.]*

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 1st 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)

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

Graham requested to agendaize discussion of the homeless housing issue.

There were no comments or other submissions at this time.

**IX. Adjournment:**

**MOTION to ADJOURN** (by Ms. Weeks, seconded by Mr. Seletos).

**MOTION to ADJOURN PASSED;** zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:42 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>.*