



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE
MEETING MINUTES Wednesday, August 15, 2018

Granada Hills Charter H.S., Library, 10535 Zelzah Ave., Granada Hills, CA 91344
Approved September 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 7:01 p.m.

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

Roll Call was taken by Mr. Seletos. Three of the five Committee Members were present at the Roll Call: Maria Fisk (Co-Chair), John Seletos (Co-Chair) and Larry Yoder. Don Graham arrived later. Terri Weeks 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&dlt=su46~>), so the Committee could take such votes. Five Committee Seats were filled (by election or appointment).

III. Minutes: July 18, 2018 Planning and Land Use Management Committee Meeting

MOTION (by Mr. Seletos, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee approves the Minutes of its July 18, 2018 Committee Meeting as written.

MOTION PASSED by a voice vote

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

There were no comments at this time.

V. New Business:

1. PLUMC Safety, Resources, Policies:
 - Meeting support (security, code of conduct/civility, speaker cards).

It was indicated that, when Mr. Graham is present, he (Mr. Graham) will be the Committee's safety officer; if there is a disturbance, a recess can be called, Committee Members can leave the meeting and/or the Police Watch Commander can be contacted.

- Brown Act Clarification.

Ms. Fisk reported that Grayce Liu, General Manager, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; Grayce.Liu@LACity.org; www.EmpowerLA.org), directed her to one of their Neighborhood Council Advocates (Jasmine.Elbarbary@LACity.org) regarding the titling of Special Board / Committee Meetings. Ms. Fisk received different interpretations of that from different DONE staff and is trying to get an interpretation in writing.

Committee Member Don Graham arrived at this time (7:10), making four Committee Members present (the Committee quorum is three).

- Expenses (outreach, fliers, door hangers, copies of meeting agendas & minutes/other applicable handouts, postcard mailers, consultants).

It was discussed that door hangers might cost around \$60 per thousand, and to request that the Board allocate \$250 for flyers and \$5,000 for a land use consultant. Ms. Fisk clarified that this is per project.

MOTION (by Ms. Fisk, seconded by Mr. Yoder): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee requests funding by the Board for outreach for projects that require more public input that will require additional funding such as, but not limited to door hangers at \$60; copies at \$250; and professional consultant(s) at \$5,000.

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

2. Accessory Dwelling Units (ADUs): Proposal to amend the Los Angeles Municipal Code for the purpose of regulating ADUs and complying with State laws.
 - Los Angeles Department of City Planning ADU Summary:
<https://planning.lacity.org/ordinances/docs/ADU/faq.pdf>
 - California Dept of Housing and Community Development Overview:
<http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
 - Los Angeles City Planning Recommendations:
<https://planning.lacity.org/ordinances/docs/ADU/070618/RecommendationReport.pdf>
 - Los Angeles City ADU Draft Ordinance:
<https://planning.lacity.org/ordinances/docs/ADU/070618/Ordinance.pdf>
 - Los Angeles City Council File #s: 16-1468, 14-0057-S1-9 (some of the files have expired), 18-0179, 16-0348: <https://cityclerk.lacity.org/lacityclerkconnect/>

Ms. Fisk explained the importance of the issue and that this has been an ongoing Ordinance 2003 . . . this is going to be voted on as a new Ordinance. Mr. Yoder wanted to ensure that there's parking for every unit. Ms. Fisk informed that the State requirements supersede the City's. The State requires only one parking space per built unit to be provided and, if a project is within a half-mile of a transit hub, no parking spaces are required. There was very extensive discussion of State law requirements and what the City can and cannot do. Ms. Fisk read aloud from State law that you can have one parking space per unit or bedroom, whichever is less and that the City has been defaulting to the State. The Committee agreed that units need to be owner-occupied.

MOTION (by Mr. Seletos, seconded by Mr. Graham): The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to approve the following Community Impact Statement regarding City Council File #16-1468 regarding amending the Los Angeles Municipal Code for the purpose of regulating Accessory Dwelling Units and complying with State laws with the following: to amend the Granada Hills-Knollwood Community Plan to include:

- Guidelines regarding Accessory Dwelling Units, including public safety, water and environment;
- Square footage limited to 640 square feet whether attached or detached;
- The number of bedrooms limited to one;
- Height not greater than the primary residence;
- Short-term rentals prohibited;
- The owner shall reside on the property; and
- Lot size to be greater than or equal to 6,500 square feet.

MOTION PASSED unanimously; zero opposed; zero abstained.

Committee Member Don Graham left at this time, making three Committee Members present (the Committee quorum is three).

Ms. Fisk emphasized the importance of Committee Members preparing for meetings and the opportunity to recommend Community Impact Statements for Board approval regarding land use issues.

VI. Prioritizing Review of Proposed Ordinances:

1. Sidewalk Vending Program, CF# 13-1493:
http://clkrep.lacity.org/onlinedocs/2013/13-1493_rpt_ATTYY_07-02-2018.pdf;
http://clkrep.lacity.org/onlinedocs/2013/13-1493_ord_draft_07-02-2018.pdf
2. Short-Term Rentals/Preparation of Ordinance / Home Sharing Ordinance, CF# 14-1635-S2: http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_CA_05-04-2018.pdf
3. SB 827 (Weiner) Housing Development Housing Construction/Near Transit Stops/Non-Compliance with Local Land Use Regulations, CF#18-0002-S13:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-0002-S13>

4. 2017 FUSE Corps Fellow Report /Street Related Infrastructure, CF#17-1311:
http://clkrep.lacity.org/onlinedocs/2017/17-1311_rpt_CAO_11-21-17.pdf

The Committee agreed to Agendize Item #VI. 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/july-2018-newsletter.pdf?sfvrsn=4>
2. City of Los Angeles Planning Department (quarterly):
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>

The above is only for information.

VIII. 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 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).

IX. Committee Member Comments and Agenda Setting

There were no comments at this time.

IX. Adjournment:

[This was the second Agenda Item #IX.]

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

MOTION to ADJOURN PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:45 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>.