

LAND USE COMMITTEE
November 10, 2008, 7:00 PM TO 9:00 PM

1. **Call to order.**
Meeting was called to order at 7:10pm
2. **Pledge of Allegiance.**
Pledge was recited.
3. **Introduction of Land Use Committee, Neighbors and Guests. (Please sign the sign-in sheet.)**
Committee members present: Marlene Rayder, Elektra Kreuger, Nancy Woodruff
Presenters present: William Eick, Phil White
Stakeholders present: Jeff Woodruff
4. **Public Announcements and Comments on Non Agenda items. (3 minutes each.)**
None.
5. **Remarks from Public Representatives for CD2 & CD7 and DONE.**
There were no Public Representatives present.
6. **Presentation: 9718 Rotta, Shadow Hills – DIR 2008-3248-SPP.**
Construction of a new single family residence with access dispute. (William Eick, Phil White, Tarek Hilo)
Mr. Eick: Mr. White concerned about access to property. Property owner, Mr. Hilo has a 20ft. easement around property through Fond Trust lands. Fond feels Mr. Hilo has the right to pave the easement, since it was in existence before Fond was there. Acknowledges potential high cost of paving.

Mr. White displays a map of the area in question, and provides a copy for the committee. He denotes a private road that Mr. Hilo would be more like to use for ingress/egress.

Ms. Rader points out that the private road lacks the 20ft minimum width for fire personnel access.

Mr. White bought his home in 1988 and had to fight hard to gain access to the private road, and was told upon acquiring that access that he would be the last person to gain said access. Mr. Hilo originally tried to go through Mr. White's property, but was refused permission. City approved this process under his nose. Mr. Hilo filed the application under 9718 Rotta which in fact is not his real address. Mr. White obtained a copy of the application but could not get an answer from the Planning Dept., why Mr. Hilo who owns Lot 5 was granted access through land belonging to Lot 3. Mr. Hilo seems to be attempting to renege on paving the Fond easement, which contradicts promises he made to his neighbors. Mr White has spoken with LAFD inspector Richard Duff who agrees with him and does not understand why Planning has not become involved.

Ms. Rader asks Mr. White to explain on the map.

Mr. White points out areas of property adjacent to Lot 5 that Mr. Hilo is alleged to have claimed in the application. He points out an area where a 125 ft staircase will be built from the private road up a hill next to which his property is built, using this piece of Lot 3. There is no legal ingress/egress to Lot 5 beyond paving the easement.

Mr. Eich explains the code required fire hydrant at the top of the proposed easement road would be costly.

Ms. Woodruff has spoken over the phone with Mr. Hilo who would be meeting with inspector Duff later in the week in regard to the fire hydrant and turnaround, and Mr. Hilo promised to call her after and communicate.

Ms. Rader wants to know if they can find out exactly which roads are being discussed, and what requirements are necessary in either scenario.

Mr. Eich: The grading requirement may be 15%. If the stairs are considered acceptable for fire access, he would have no legal imperative to pave or use the easement in light of approved applications.

Mr. White wonders why an owner would file under a false address unless there was a motivating force.

Ms. Rader: Fire access and safety must take priority here. Many homes have been lost recently due to lack of fire equipment access.

Ms. Woodruff thanks the presenters for their time and pledges that the Committee will follow through on the issue.

Both presenters reiterate their support of Mr. Hilo paving the easement.

MOTION: Ms. Rader, Ms. Woodruff second:

“that the Land Use Committee write a letter to the Los Angeles Department of Planning and Safety requesting a clear and detailed explanation of access routes and the reasoning behind the approval to Lot 5, case DIR 2008-3248-SPP, *passed*.

7. **Review with possible action: 9753 La Tuna Cyn. Rd., LTC – ZA 2000-4597. 50 horse boarding facility needing to comply with condition 46 – Public Review.**

Condition 46 calls for a public hearing to be held, owners have yet to do so upon advice of consultants.

8. **Preliminary Presentation: 11600 Eldridge, LVT – CUP ZA 92-0777. Phoenix House is applying for a Conditional Use Reduction of Site from 14.77 acres to 8.12 acres.**

Ms. Rader is curious to the thoughts of the FTDNC Area Reps on this issue. The site reduction will lead to the freed-up land going to the PUC school, further impacting poor traffic conditions in the area. This will require a CUP application, we should see that come through via ENS, if that was the reason for this request.

9. **Preliminary Presentation: 10000 Foothill Blvd., LVT – ZA 99-0786-CUZ-SPR-PA 2. All Nations Church is applying to construct a new 12,103 sq. ft. building to replace present modulars, add an additional 355 sq. ft. to Building B and create additional parking spaces. Michael of All Nations Church will be presenting this at December Land Use Meeting.**

10. **Early Notification items and hearings.**

On Friday, Dec 5 there is a Public Hearing at 9545 Wentworth. The issue is a Map Correction involving Independent Studio Services from an issue raised in 2003

11. **Lopez Canyon Sub Committee update – (Marlene Rader)**

The Lopez Canyon Committee will meet next week, the agenda will be posted and emailed.

12. **Committee discussion regarding assignments.**

Tabled

13. **Closing comments by Committee Members.**

Ms. Kreuger:

*SHPOA General Meeting, Tuesday the 16th.

*John Parks hearing: He was supposed to submit plan to Building & Safety for review and attend the meeting, he was absent citing illness, Building & Safety also failed to show, continued until January.

*SHPOA supports the 'Green Facility' plan proposed by Waste Management.

*There is still an abandoned cargo container on Wentworth.

*On the corner of Sunland Blvd and Sunland Pl there is a property where dust tarps have been raised and construction equipment are beginning to park. Neighbors are concerned a construction firm may be using this Residential-zoned property as a headquarters.

Ms. Woodruff asks that everyone stay on top of issues and share information, binders are available in the office to help stay organized if one is needed.

Ms. Rader is worried Area Reps aren't involved in their own areas and would like to see more NC action in that direction.

Next Land Use Committee meeting is scheduled for Tuesday, December 2nd, 7pm

14. **Adjournment.**

Adjourned at 8:59pm