

GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL  
SPECIAL MEETING

Sunday, September 18, 2022 Time: 2:00 pm

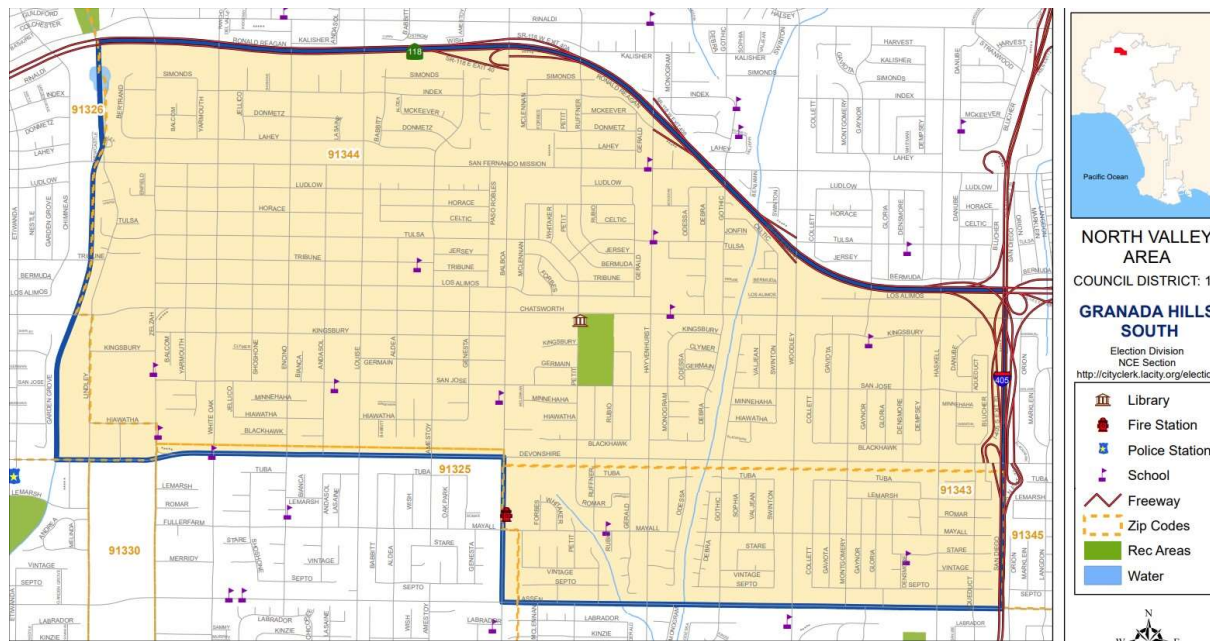
# Purpose of Neighborhood Council

- *“Neighborhood Councils are the closest form of government to the people. They are advisory bodies, who advocate for their communities with City Hall on important issues like development, homelessness, and emergency preparedness. Neighborhood Councils are part of the Los Angeles City government, and have annual budgets funded by taxpayer dollars. Neighborhood Council board members are City officials who are elected by the members of their local communities, but they donate their time as volunteers. The Neighborhood Council system was established in 1999 as a way of ensuring that the City government remains responsive to the different needs and lifestyles of Los Angeles’ rich variety of communities. There are currently 99 Neighborhood Councils in Los Angeles, each serving about 40,000 people.”*
- Source: [Neighborhood Councils | City of Los Angeles \(lacity.gov\)](https://www.lacity.gov/neighborhood-councils)

# Granada Hills South Neighborhood Council

- Purpose of Planning and Land Use Management Committee:
- “Goals: Planning and Land Use that supports the community;  
**Methods:** Supporting the Granada Hills-Knollwood Community Plan”
- Source: [Planning and Land Use Management Committee | Granada Hills South Neighborhood Council \(ghsnc.org\)](http://ghsnc.org)

# Granada Hills South Neighborhood Council



- Boundaries:
- Source: [Boundaries | Granada Hills South Neighborhood Council \(ghsnc.org\)](http://ghsnc.org)

# Media

- [Home Depot Proposes Large-Scale Store in Granada Hills - San Fernando Valley Business Journal \(sfvbj.com\)](#)  
(SFVBJ story – **Aug. 18, 2022**)
- [Proposed mega Home Depot fuels opposition in Granada Hills – Daily News](#) (Aug. 4 - **Aug. 4, 2022** )
- [Proposed mega Home Depot fuels opposition in Granada Hills \(msn.com\)](#) (LADN story – **Aug. 4, 2022**)
- [Regency Theatres' Granada Hills Location Slated To Become A Home Depot \(bisnow.com\)](#)  
(Bisnow story - **March 25, 2022**)
- [San Fernando Valley cinema pegged for big-box makeover](#) (TheRealDeal – **March 25, 2022**)

1995 proposal (Zelzah and Chatsworth):

- [GRANADA HILLS : Rally Set Against Home Depot Project - Los Angeles Times \(latimes.com\)](#)
- [Granada Hills : Home Depot Lobbying Cost Bank \\$112,181 - Los Angeles Times \(latimes.com\)](#)

# Los Angeles City Planning – Case Summary & Documents



## Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number:   Format: AA-YYYY-1234 Example: ZA-2011-3269

**Case Number:** CPC-2022-1981-CU-DRB-SPP-SPR  
**Case Filed On:** 03/23/2022  
**Accepted For Review On:**  
**Assigned Date:** 07/19/2022  
**Staff Assigned:** TIMOTHY FARGO  
**Hearing Waived / Date Waived :** No  
**Hearing Location:**  
**Hearing Date :**  
**CPC Action:**  
**CPC Action Date:**  
**End of Appeal Period:**  
**Appealed:** No  
**BOE Reference Number:** 0  
**Case on Hold?:** Yes

**Primary Address**

Address	CNC	CD
16830 W DEVONSHIRE ST 91344	North Hills West	12

[View All Addresses](#)

**Project Description:** PARTIAL DEMOLITION OF EXISTING SHOPPING CENTER AND ADDITION OF 136,009SF  
**Applicant:** SUZANNE RUSSO [ Company: ]  
**Representative:** JANAY MOMMER [ Company: ]

Approved Documents Initial Submittal Documents

0 Approved Documents found for Case Number: CPC-2022-1981-CU-DRB-SPP-SPR

Type	Scan Date	Signed
No Approved Documents Found		

# Timeframes

- Note this case was first filed in **March, 2022**; four documents from the applicant - identified as Pasadena Tech Properties, LLC – c/o Suzanne Russo (C-20, 2455 Paces Ferry Road, Atlanta, GA 30339 - were posted to the City of Los Angeles Planning Department site under the heading: “Initial Submittal Documents” for the site at 16830 Devonshire St, Granada Hills, CA 91344:
- These were:
  - Department of City Planning Application (9 pages)
  - Environmental Assessment Form (10 pages)
  - Conditional Use Permit (CUZ) commercial corner developments and mini shopping center (4 pages)
  - CA Site Plan, prepared by Lars Andersen & Associates (10 pages)
- The city uploaded one document under “Approved Documents” in **July, 2022**:
  - City of Los Angeles Transportation Impact Assessment (7/18/2022) (10 pages)
- Since then, City Planning has apparently removed all the documents on this projects; as of this morning (**Sunday, Sept. 18**) they no longer appeared at:
- [Case Information & Documents - Los Angeles City Planning \(lacity.org\)](https://lacity.org/city-planning/case-information-and-documents)
- Also, note there appear to have been at least three case numbers affiliated with this project:
  - CPC-2022-1981-CU-DRB-SPP-SPR
  - CPC-2022-1981-CU-SPP-SPR
  - ZA-2022-1981-CU-SPP-SPR

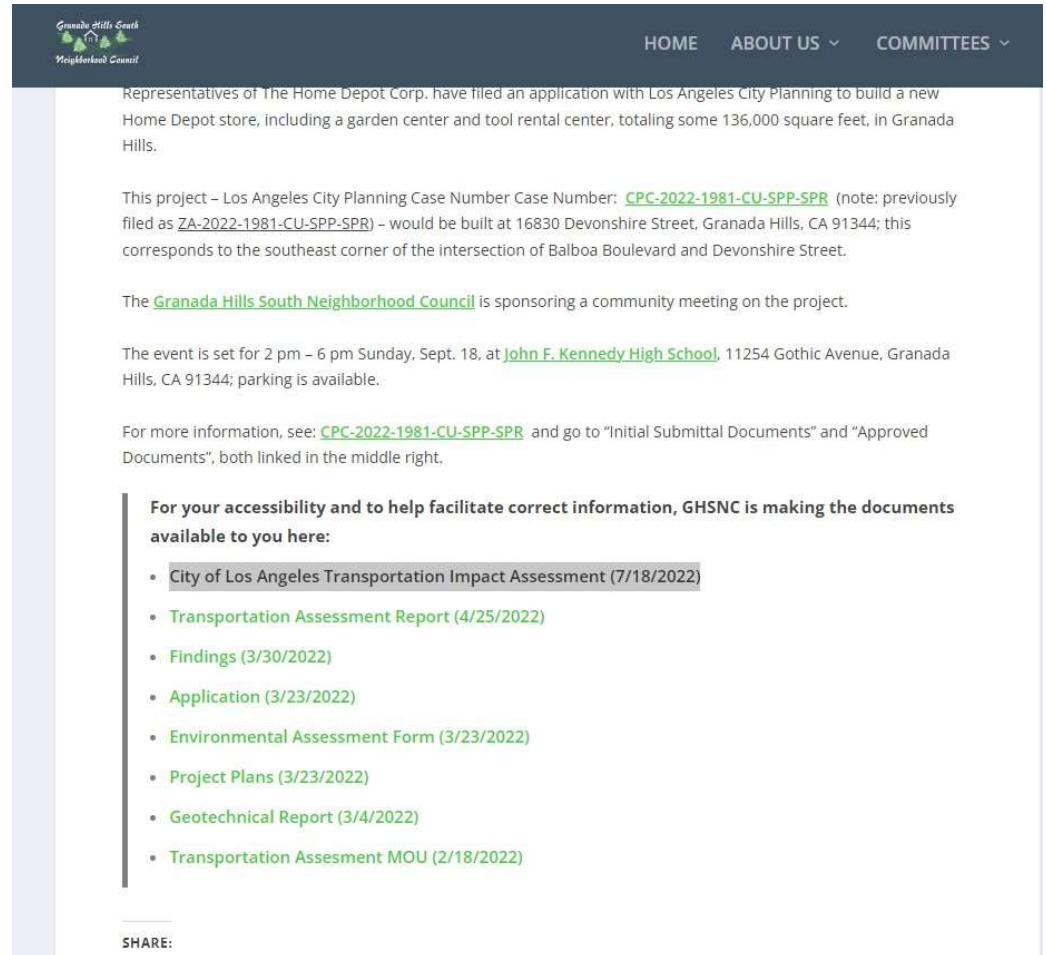
# Communications with City Planning

- The GHSNC has been in communication with City Planning about this project since it was initially posted in 2022, and asked for a formal briefing from City Planning as early as May 5.
- On Sept. 15, 2022, Mr. Tim Fargo, the Planning staff member assigned to this case, responded:
- “the Department of City Planning does not send staff to Neighborhood Council meetings to present cases or to answer questions regarding cases ... the Department of City Planning welcomes feedback on cases from Neighborhood Councils.”



# Reference:

- Documents available on GHSNC website:
- [New Date: Community Town Hall September 18 for the Proposed Granada Hills Home Depot Project | Granada Hills South Neighborhood Council \(ghsnc.org\)](#)



The screenshot shows the website for the Granada Hills South Neighborhood Council. The header includes the council's logo and navigation links for HOME, ABOUT US, and COMMITTEES. The main content area contains several paragraphs of text and a list of documents. The text discusses a Home Depot store application, project details, a community meeting, and where to find more information. A highlighted section lists documents available for accessibility.

Granada Hills South Neighborhood Council

HOME ABOUT US COMMITTEES

Representatives of The Home Depot Corp. have filed an application with Los Angeles City Planning to build a new Home Depot store, including a garden center and tool rental center, totaling some 136,000 square feet, in Granada Hills.

This project – Los Angeles City Planning Case Number Case Number: [CPC-2022-1981-CU-SPP-SPR](#) (note: previously filed as [ZA-2022-1981-CU-SPP-SPR](#)) – would be built at 16830 Devonshire Street, Granada Hills, CA 91344; this corresponds to the southeast corner of the intersection of Balboa Boulevard and Devonshire Street.

The [Granada Hills South Neighborhood Council](#) is sponsoring a community meeting on the project.

The event is set for 2 pm – 6 pm Sunday, Sept. 18, at [John F. Kennedy High School](#), 11254 Gothic Avenue, Granada Hills, CA 91344; parking is available.

For more information, see: [CPC-2022-1981-CU-SPP-SPR](#) and go to “Initial Submittal Documents” and “Approved Documents”, both linked in the middle right.

**For your accessibility and to help facilitate correct information, GHSNC is making the documents available to you here:**

- [City of Los Angeles Transportation Impact Assessment \(7/18/2022\)](#)
- [Transportation Assessment Report \(4/25/2022\)](#)
- [Findings \(3/30/2022\)](#)
- [Application \(3/23/2022\)](#)
- [Environmental Assessment Form \(3/23/2022\)](#)
- [Project Plans \(3/23/2022\)](#)
- [Geotechnical Report \(3/4/2022\)](#)
- [Transportation Assessment MOU \(2/18/2022\)](#)

SHARE:

# Los Angeles City Planning contact:

**Tim Fargo, Ph.D.**

City Planner - Northwest San Fernando Valley

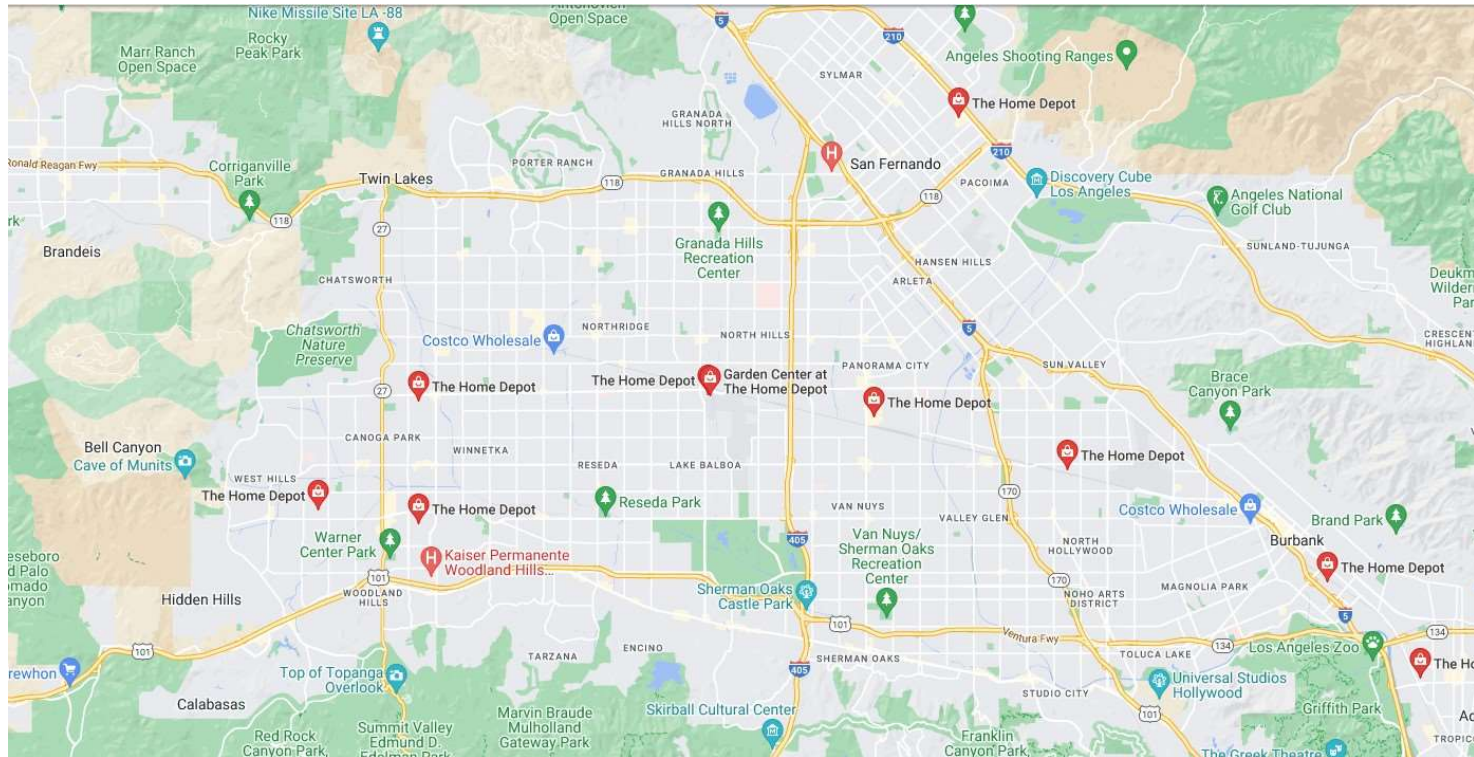
**Los Angeles City Planning**

6262 Van Nuys Boulevard

T: (818) 374-9911 | [tim.fargo@lacity.org](mailto:tim.fargo@lacity.org)

Source: [Organizational Chart | Los Angeles City Planning \(lacity.org\)](#)

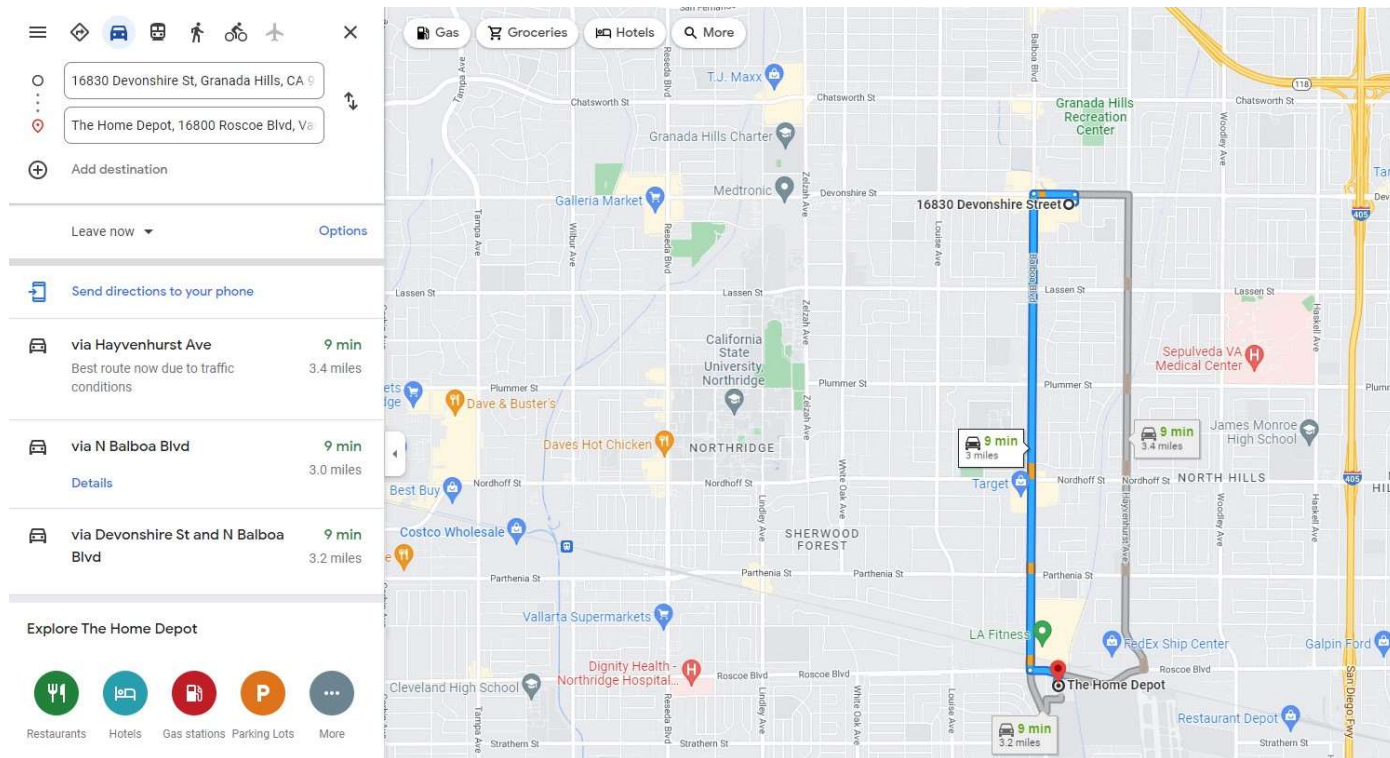
# Home Depots in the San Fernando Valley (Sept. 18, 2022)



# Home Depot 16800 Roscoe Blvd (Van Nuys Airport)



# Granada Hills site in relation to current 16800 Roscoe Blvd (Van Nuys Airport) site – 3 miles/9 minutes



# Communications with Los Angeles World Airports/Van Nuys Airport

- VNY representative Max Reyes explained the airport's current lease of the site to Home Depot is ending because "the contracted master lease for this site will be ending. So, in preparation for that, the RFP would be for a new lease, consistent with the current land use and zoning."

REYES, MAXIMILLIAN T.

to me, Michael, Colleen ▾

Sep 8, 2022, 2:42 PM (10 days ago)



Seems like there is some confusion. The RFP is going out because the contracted master lease for this site will be ending. So, in preparation for that, the RFP would be for a new lease, consistent with the current land use and zoning.

...

R

REYES, MAXIMILLIAN T.

to me, Michael, Colleen ▾

Sep 14, 2022, 10:18 AM (4 days ago)



Hi Brad,

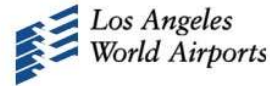
You may share the letter that I submitted and if they have any further questions, they can reach out to me.

For your other questions, we currently expect the RFP to go out by the end of this calendar year. I'm not sure if a title has been finalized, but I imagine it would be identifiable – but I'll keep an eye on it and send it to you after it goes out.

Thanks.

...

# Letter from Los Angeles World Airports



August 31, 2022

Granada Hills South Neighborhood Council  
11024 Balboa Boulevard, Box 767  
Granada Hills, CA 91344

Dear Granada Hills South Neighborhood Council,

Thank you for the invitation to attend your Town Hall on Sunday, September 18, 2022. Unfortunately, a Los Angeles World Airports (LAWA) representative is unable to attend, but I am pleased to provide this information in response to community questions about the proposed Home Depot in Granada Hills and its perceived impact to their current location on Van Nuys Airport (VNY) property.

Although LAWA is not involved with Home Depot's new proposed location nor can we, on their behalf, speak about their long-term plans for the Van Nuys site (located at 16800 Roscoe Boulevard), we understand that there are community concerns that the Van Nuys location could be used for airport operations. I would like to clarify that the site of their current store at VNY is zoned only for commercial use. Therefore, the land cannot be utilized for aviation use, including the placement of hangars, aircraft, or any related activity.

We remain committed to being a transparent neighbor in the community and we welcome the opportunity to provide a presentation regarding this issue at a regular Granada Hills South Neighborhood Council meeting in the future. Please feel free to contact me at [mreyes2@lawa.org](mailto:mreyes2@lawa.org) if the Neighborhood Council would like to arrange a presentation or if you have questions regarding this letter.

Thank you for your attention to this matter and I wish you a great meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Max Reyes".

Max Reyes  
Legislative Representative  
Los Angeles World Airports

LAX  
Van Nuys  
City of Los Angeles  
Eric Garcetti  
Mayor  
Board of Airport  
Commissioners  
Beatrice C. Hsu  
President  
Valeria C. Velasco  
Vice President  
Sean O. Burton  
Gabriel L. Eshaghian  
Nicholas P. Roxborough  
Belinda M. Vega  
Katim Webb  
Justin Erbacci  
Chief Executive Officer

Background – The Zone Information and Map Access System ([ZIMAS](#)) is a web-based City of Los Angeles mapping tool that provides zoning information for properties located in Los Angeles and can be searched by street address.

**ZIMAS** Public

Search    Reports    Resources    News!    Help

Map Sheet: 204B133  
Map Sheet: 204B137

- ▶ Jurisdictional
- ▶ Permitting and Zoning Compliance
- ▶ Planning and Zoning
- ▶ Assessor
- ▶ Case Numbers
- ▶ Citywide/Code Amendment Cases
- ▶ Additional
  - Airport Hazard: 310' Height Limit Above Elevation 780
  - Coastal Zone: None
  - Farmland: Urban and Built-up Land
  - Urban Agriculture Incentive: YES
  - Very High Fire Hazard Severity No Zone: No
  - Fire District No. 1: No
  - Flood Zone: Outside Flood Zone
  - Watercourse: Yes
  - Hazardous Waste / Border Zone Properties: No
  - Methane Hazard Site: None
  - High Wind Velocity Areas: No
  - Special Grading Area (BOE Basic Grid Map A-13372): Yes
  - Wells: None
- ▶ Seismic Hazards
  - Active Fault Near-Source Zone:
    - Nearest Fault (Distance in km): 3.3196816
    - Nearest Fault (Name): Northridge
    - Region: Los Angeles Blind Thrusts
    - Fault Type: B
    - Slip Rate (mm/year): 1.5000000
    - Slip Geometry: Reverse
    - Slip Type: Poorly Constrained
    - Down Dip Width (km): 22.0000000
    - Rupture Top: 8.0000000
    - Rupture Bottom: 20.0000000
    - Dip Angle (degrees): 42.0000000
    - Maximum Magnitude: 7.0000000
    - Alquist-Priolo Fault Zone: No
    - Landslide: No
    - Liquefaction: No
    - Preliminary Fault Rupture Study Area: No
    - Tsunami Inundation Zone: No
- ▶ Economic Development Areas
  - Business Improvement District: None
  - Hubzone: None
  - Jobs and Economic Development Incentive Zone (JEDI): None
  - Opportunity Zone: No
  - Promise Zone: None
  - State Enterprise Zone: None
- ▶ Housing
  - Direct all Inquiries to: Los Angeles Housing Department

The main map area displays an aerial view of a residential neighborhood in Los Angeles. A blue rectangular box highlights a specific property located at the intersection of Devonshire St and Balboa Blvd. The map is overlaid with a grid of street names, including Minnehaha St, Hiawatha St, Blackhawk St, Tuba St, Roman St, and Mayall St. A toolbar with various map navigation icons is visible at the top left of the map area.



Zone Information and Map Access System ([ZIMAS](#)) items listed for 16830 Devonshire St, Granada Hills, CA 91344, include .

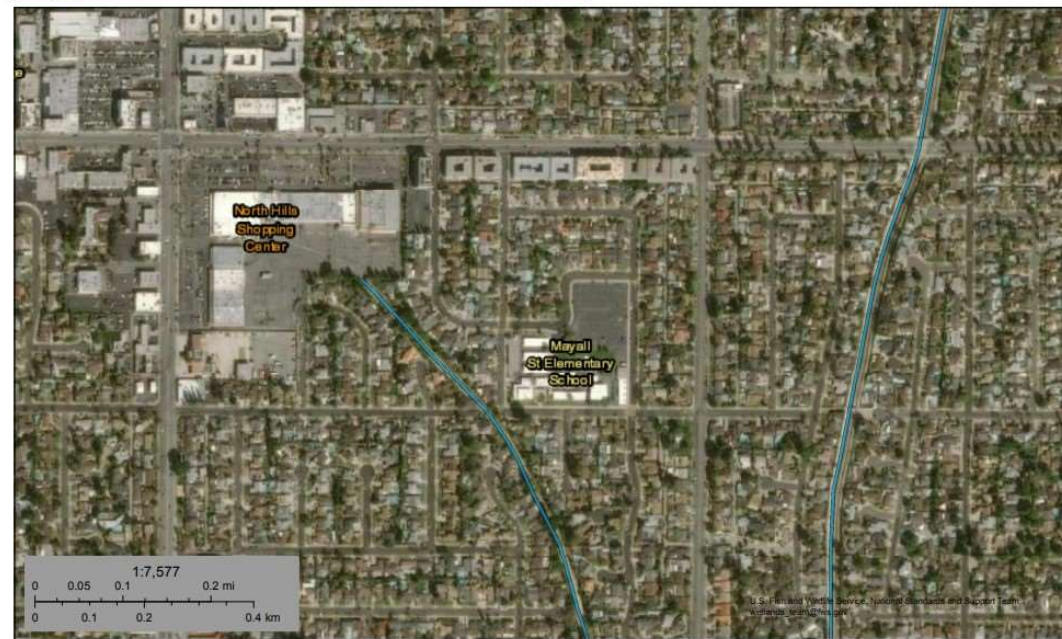
Additional	
Airport Hazard	310' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

# US National Wetlands Inventory

Bull Creek – Granada Channel  
Classed as “Riverine” wetland  
by USFWS (se blue lines)



Wetlands Map



September 9, 2022

### Wetlands

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

# Creek and channel before (1944) and after (1971) development



# Granada Channel (“Little Bull Creek”)



# Shopping Center – Past and present

