

5-3-16 Public Comment Spoken PLUM Committee Agenda Item 2 CF-15-1226 S1, S2, & S3 from William Kuzmin, Old Granada Hills Homeowner/Resident since 1987

- 1) I hereby request that this agenda item be tabled and that the DCP begin the process of public hearings, workshops, CPC hearing and then to the City Council for approval. Governmental codes which require a CPIO zoning ordinance have its own EIR and full public hearing notification process.
- 2) The Old Granada Hills Residential Floor Area (RFA) district decreases maximum house size by 40%. Without "due process" it is considered a taking of land without compensation. Both are violations of the homeowners 5th amendment rights. This will cause a \$500,000 loss in potential future development value for me personally.
- 3) This agenda item is mute as the statute of limitation "Council time to Act" expired 4 months ago on January 1, 2016, 90 days from the CPC final determination letter dated October 2, 2015 (code section 12.32 C7). Failure of Council to act within 90 days renders the RFA and K projects "not approved" by the municipal code. Code 12.32 7-D-3 Denies both application or initiated land use ordinance.
- 4) **Attached are over 330 signatures (27.2%) of homeowners who oppose the OGH RFA that reside within the boundaries.** The DCP told this committee "*the request (application) for the Old Granada Hills RFA came from the community*". The DCP did not present the application or the 75% of owner/lessee signatures to this committee on October 20, 2015, with their recommendation to approve the RFA. Code 13.13 (RFA) and code 13.14 (CPIO) both state that an application from the community must have 75% of the signatures from the residential owners or lessees within the boundaries of the CPIO/RFA.
- 5) DCP, published a document (attached) "Myths about the CPIO" in 2010" **MYTH #1: The ordinances will give the Planning Department free reign and short-cut the public "Overlay districts must each be developed with substantial community input through a public process involving multiple public workshops and hearings. "**
- 6) The City Planning Commission at the May 23, 2013 public hearing on the GHKCP included approved the OGH RFA district based on the DCP's statement in reply to the commissioner Roschen's direct questioning: "*the request for the Old Granada Hills RFA came from Council*". Therefore the CPC approval is invalid.
- 7) The DCP's raw data included in the NCICO demonstrates OGH RFA is not needed or justified. Therefore, it is not good zoning practice without substantial evidence of a problem (RFA application/initiation requires substantial support and findings)
- 8) Councilmember Englander should recuse himself for Conflict of Interest per the FPPC because he is a Granada Hills homeowner and the RFA district will diminish value and desirability of 1,211 nearby homes, thus making his unrestricted home more valuable. In addition he has a political alliance with the pro RFA Old Granada Hills Residents Group that supported his campaign in the 2012 CD-12 election based on his promise to ensure the RFA restrictions were passed.
- 9) The notice for the community plan mailed in 2012 is defective as the K and RFA districts were not mentioned.

SEC. 13.14. "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT.

(Added by Ord. No. 181,412, Eff. 1/2/11.)

A. Purpose. This section sets forth procedures, guidelines, and standards for establishment of the "CPIO" Community Plan Implementation Overlay Districts within any zone in the City. The purpose of the CPIO District is to provide for supplemental development regulations tailored to each Community Plan area to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each Community Plan area, integrates improvements and enhancements to the public right-of-way, and maintains compatible land uses, scale, intensity, and density;
2. Create an approval process to enable infill development that will positively impact communities.

B. Relationship to Other Zoning Regulations. Where the provisions of a CPIO District conflict with those of a Specific Plan or Historic Preservation Overlay Zone (HPOZ), then the provisions of the Specific Plan or HPOZ shall prevail. Regulations contained in the CPIO District dealing with uses, height, floor area ratio, and/or signage shall be more restrictive than applicable regulations in the underlying zone(s) and other supplemental use districts. If the provisions of the CPIO conflict with any other City-wide regulations in the Los Angeles Municipal Code or supplemental use districts other than a Specific Plan or HPOZ, then the requirements of the CPIO District shall prevail.

C. Establishment of the District.

1. **Initiation.** The initiation of the establishment of a CPIO District or a change in boundaries of a district shall follow the procedures set forth in Section 12.32 of this Code. In addition, each CPIO District shall have a minimum of one mapped CPIO District Subarea, as defined in Subsection D. of this section, to enable the initiation and activation of a CPIO District for an entire Community Plan Area.

2. **Zoning Classification.** At the time of establishment, the City Council may, pursuant to Section 12.32 of this Code, adopt an ordinance to amend Section 12.04 of this Code to establish a zoning classification to indicate the Community Plan Area in which the CPIO is located and the corresponding Subarea as defined in Subsection E. of this section.

3. **Boundaries.** A CPIO District shall share the boundaries of a Community Plan and contain at least one Subarea. Precise boundaries of the Subarea are required at the time of application for or initiation of an individual District.

4. **Amendments to a CPIO.** The procedures for amending a CPIO District or its Subareas, or adopting additional Subareas within an established CPIO District, are set forth in Subsections A., C., and E. of Section 12.32.

5. **Findings.** In adopting a CPIO District, the City Council shall find that the supplemental development regulations of the CPIO District are consistent with, and necessary to implement, the programs, policies, or urban design guidelines of the Community Plan for that area.

D. Definitions.

Community Plan Implementation Overlay (CPIO) Subarea. A further defined area within the CPIO District in which Community Plan programs and/or policies are implemented through supplemental development regulations. Subareas may be contiguous or non-contiguous parcels

characterized by common Community Plan goals, themes and policies and grouped by a common boundary.

E. Content of a CPIO District. Each CPIO District shall contain the following:

1. **Subarea Boundaries.** A map showing all sites within the District's Subarea(s).
2. **Project.** A definition of the term "Project", which shall set forth the type of developments or uses subject to the supplemental development regulations and/or processes. The District may define the term "Project" differently for each Subarea.

4. Notice. (Amended by Ord. No. 173,754, Eff. 3/5/01.) Notice of the time, place and purpose of the public hearing shall be given in the following manner for land use ordinances proposed by applications or initiations:

(a) By at least one publication in a newspaper of general circulation in the City, designated for that purpose by the City Clerk, not less than 24 days prior to the date of the hearing.

(b) **By mailing written notice at least 24 days prior to the date of the hearing, to the applicant, to the owner or owners of the property involved** and to the owners of all property within and outside the City that is within 500 feet of the area proposed to be changed as shown upon the records of the City Engineer or the records of the County Assessor. Written notice shall also be mailed to residential, commercial and industrial occupants of all property within 500 feet of the exterior boundaries of the property involved. This requirement can be met by mailing the notice to "occupant". If this notice provision will not result in notice being given to at least 20 different owners of at least 20 different parcels of property other than the subject property, then the 500-foot radius for notification shall be increased in increments of 50 feet until the required number of persons, and parcels of property are encompassed within the expanded area. Notification shall then be given to all property owners and occupants within that area. **(Amended by**

Ord. No. 181,595, Eff. 4/10/11.)

ATTACHMENTS:

- **October 20, 2015 Plum Public comment**
- **CPC determination Letter**
- **Petition Signatures**
- **CPIO Myths (DCP 2010)**
- **Notice of Ruling (ICO petition) from Judge Chalfant, Superior Court case BS 157882**
- **Nextdoor.com Comments (Englander and OGHRG)**

October 20, 2015 – Public comment Plum Committee meeting agenda item 1. Files 07-0535-S2, 15-1226 re Granada Hills Community plan

Submitted by William Kuzmin, Old Granada Hills Homeowner

1 Housekeeping

- a) Original notice November 2012 was misleading compared to map at Feb 21 hearing.
 - b) Public Records act request dated September 30 to inspect the GHCP was not complied with. Yesterday I received a message that I could review the file downtown. I had asked to view the file in Van Nuys.
 - c) The City Planning Commission determination letter dated October 2, 2015 stating the determination of the CPC is final and cannot be appealed. I did not know the appeal period was still open. The City failed to comply with government code section 10013 (a) G. which states that the notice must be posted marked the next or it is invalid. The post mark on the letter is 3 days later on October 5, 2015. Therefore the CPC determination is not final and subject to appeal. I hereby state that I am appealing the CPC determination.
 - d) Exhibit I in the documents accompanying today's meeting has a gross error similar to those made in the report on the Interim Control Ordinance (see court case BS157882 scheduled for January 7, 2016) – It says the maximum floor are ratio for the R1 zoned properties on lots up to 7,499 sq ft are 30% or 1,000 sq ft whichever is greater. The math is wrong. 30% multiplied by 5,000 sq ft (minimum R1 lot size) equals 1,500 sq. ft. Which is correct? 1,000 sq ft or 30 percent?
- 1) Unresolved issues from the CPC meeting on May 23, 2013. All statements made here are substantiated by the City's audio recording of the meeting.
- a) The Department of City Planning said there were 13 revisions to the plan since February. Commissioner Rosen said the CPC did not need to hear them. He denied information to the public by this refusal to hear the revisions. One of those revisions was changing the boundaries of the proposed RFA district from the original boundaries (violation of municipal code regulating overlay districts).
 - b) A DCP statement was made promising to give the public time to make comments on the final EIR when it was released for "significant input". We have not been afforded that opportunity to review the 1,466 page EIR.
 - c) Commissioner Roshen would not allow a public speaker to pass remaining time to a spouse at the beginning of public comments. The when the supporters of the RFA district spoke, Roshen broke the rules (which he previously stated) allowed them to pass time to each other indicating he engaged in discrimination and a bias towards the supporters. He also allowed one of the supporters to speak for nearly 5 minutes when everyone else only had 2 minutes. This is discrimination and again points to a bias.

- d) The original Draft EIR was combined with the Sylmar area. They should have been separate. It was stated by Granada Hills North Neighborhood Council that the "DEIR is flawed the way it is presented". Commissioner Rosen would not admit the GHNC letter to be admitted to the record.
- e) Chairman Roschen then speaks to his support of the RFA before commission debate. This is a violation of Roberts rules of Order as it unfairly compromises open fair unbiased discussion.
- f) Commissioner Perlman stated several three times the RFA 20% floor are ratio for the lots over 9,000 was too restrictive and should be a minimum of 30% and/or on a sliding scale corresponding to the Baseline Mansionization Ordinance. Roschen ignored the concern and refused to put a formal specific motion to the board to change the ratios. The end motion was that the DCP was to do "thoughtful consideration" of increasing the ratios for the larger properties. The DCP failed to do this.
- g) Commissioner Perlman also asked the DCP why is the RFA need and what they did to determine if the BMO was working effectively. The DCP responded with the excuses that they could not evaluate it because of the down economy. "We are trying to prevent mansionization when the economy picks up which will push OGH past the tipping point". Now that the DCP compiled raw data to justify including Old Granada Hills in the Interim Control Ordinance the BMO can be analyzed after 3 years of a robust real estate market. The city's factual data proves the BMO is working perfectly for Old Granada Hills see the Writ of Mandamus filed on September 16, 2015, case number BS157882. If it ain't broke don't fix it. No RFA is necessary. The DCP gave diversionary non answers to Commissioner Perlman and never answered the "Why" part of his question.
- h) DCP stated during community outreach in 2006/7 the DCP mailed to 1 of every 10 homeowners about the RFA (data unavailable to analyze) and that the zoning changes were legally noticed to everyone in 500 ft yet I did not receive any such notice and there is no proof that said notice exist. Additional the original argument for the zoning changes was that over 500 of the 1211 lots could be subdivided. This was a false representation of the true fact. I brought to the attention of DCP that current codes for driveways and set backs rendered most of the 10,000 plus lots unable to meet the current requirement for a split or subdivision. At the North Valley Planning Commission Meeting in May of 2013 the DCP evidently respected my argument and revised the number to 100 lots that could be subdivided. That's 80% less than the 500 which is call "fraud" in my business.
- i) During the commission discussion, Roschen again refused to hear RFA revisions, denying the public's the right to know what changes were made.
- j) In the conclusion the DCP was to do additional outreach to the affected homeowners to clarify understanding of this complex issue prior to it being heard by City Council. The DCP has not done any addition outreach or made any attempt to contact the OGH owners to fully explain the details. Also, during discussion Roschen said that other issues could be addressed at the Council level.

So I am here to say that for the above reasons I am appealing the decision of the CPC to move the GHCP ahead to City Council and ask for a new CPC hearing on the community and the Old Granada Hills RFA district and accompanying zone changes or just remove both from the proposed plan today!

Also I barely survived the economic downturn as my real estate income decreased by 90 percent and my family survived on my hobby business – Antique and Vintage Music Boxes. I did have a dream of opening a small shop on Chatsworth St. in the specific plan area, but apparently no second hand stores will be allowed. Commissioner Domingo asked “What’s wrong with a second hand store?” three times and did not get a straight answer.

I am sure upon having some time to review the entire final EIR that there will be several errors in discretionary judgments based on the erroneous data in some areas of the EIR.

Over 300 people signed a wet petition since April that were submitted to CPC in May of 2013. Now 172 additional people have signed the Change.org petition – their comments are attached.



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: OCT 02 2015

CASE NO. CPC-2006-5568-CPU
CEQA: ENV-2006-5623-EIR

Council District: 12 – Mitchell Englander

Applicant: City of Los Angeles

Plan Area: Granada Hills-Knollwood

Location: The project area is the Granada Hills-Knollwood area, bounded by the City/County Border on the northwest, Interstate-5 freeway on the northeast, Interstate-405 freeway on the east, Lassen Avenue and Devonshire Street on the south, and Aliso Canyon on the west

Request(s): Community Plan Update: General Plan Amendments, Zone Change, Height District Change, Specific Plan Amendment, K-District Supplemental Use District Amendment, and establishment of the RFA Supplemental Use District.

At its meeting of May 23, 2013, the following action was taken by the City Planning Commission:

1. **Conducted** a public hearing on the Proposed Plan, as modified in the Recommendation report.
2. **Approved** the Recommendation Report, dated May 23, 2013, as the Commission Report, with the following land use and zone change request and technical changes:
 - a. Zone Change to [Q]C2-1VL and General Plan Amendment to Community Commercial for Subarea 1300L.
 - b. Report results and solutions to PLUM for recommendation for approval of the Old Granada Hills Residential Floor Area (RFA) District.
 - c. Identify policies that support the encouragement of more shade for pedestrians in the commercial areas.
3. **Approved** the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan text, Land Use and Zone Change Maps, and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.
4. **Approved** the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Subarea Map, Land Use and Zone Change Matrix, amendments to Equinekeeping "K" District and the Granada Hills Specific Plan boundaries and regulations, and establishment of the Old Granada Hills Residential Floor Area (RFA) District.
5. **Approved** an ordinance replacing the existing Granada Hills-Knollwood Equinekeeping "K" Supplemental Use District (Ordinance 151,602) and establishing a new "K" District pursuant to the procedures set forth in Section 13.05.B (Establishment of Districts) and establish new conditions as allowed under Section 13.05.C (Conditions) of the Los Angeles Municipal Code (LAMC).

6. **Approved** the amendments to the Granada Hills Specific Plan, including revised boundaries.
7. **Approved** the proposed Old Granada Hills Residential Floor Area (RFA) District pursuant to procedures set forth in Section 13.13 of the Los Angeles Municipal Code.
8. **Found** that the boundaries of the Granada Hills Equinekeeping "K" District are appropriate and that the "K" District meets the required criteria pursuant to Los Angeles Municipal Code Section 13.05 B.1 and that the additional lot conditions are necessary to implement the programs, policies, and design guidelines of the Granada Hills-Knollwood Community Plan.
9. **Found** that in accordance with Los Angeles Municipal Code Section, 11.5.7.G, the proposed amendments to the Granada Hills Specific Plan are consistent with, and necessary to implement the programs, policies, and design guidelines of the Granada Hills-Knollwood Community Plan.
10. **Found** that in accordance with Los Angeles Municipal Code Section 13.13, the proposed boundaries and supplemental development regulations of the Old Granada Hills Residential Floor Area (RFA) District are consistent with, and necessary to implement the programs and policies of the Granada Hills-Knollwood Community Plan.
11. **Instructed** the Department of City Planning to finalize the necessary zone change ordinances, "K" District, RFA District, and Granada Hills Specific Plan Amendment and findings to be presented to City Council, and make other technical corrections as necessary.
12. **Amended** the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan to reclassify selected streets within the Granada Hills-Knollwood Community Plan as shown on the Street Re-designation and Modifications Map and Matrix.
13. **Amended** the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
14. **Authorized** the Director of Planning to present the resolution, Community Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
15. **Reviewed and Considered** the Environmental Impact Report, ENV-2006-5623-EIR (State Clearing House No. 2008021061) and transmit the EIR to the City Council for **certification**.
16. **Approved** the **Statement of Overriding Considerations** with the **Final Environmental Impact Report**.
17. **Approved** the attached **Findings**, including the Environmental Findings.

RECOMMENDATIONS TO THE MAYOR:

1. **Recommend** that the **Mayor approve** the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan Text, Land Use and Zone Change Maps and Additional Plan Map Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature Changes amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.
2. **Recommended** that the **Mayor approve** the recommended amendments to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards and recommended amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, as modified.

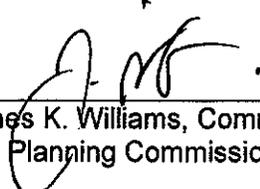
RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend that City Council adopt** the Granada Hills-Knollwood Community Plan Resolution, the Granada Hills-Knollwood Community Plan Text, Change Maps and Additional Plan Map Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature Changes, along with amendments to the Highways and Freeways (Circulation) Map of the Transportation (Mobility) Element of the General Plan, and the Long Range Land Use Diagram of the General Plan Framework, all together amending the Granada Hills-Knollwood Community Plan as part of the General Plan of the City of Los Angeles, as modified.
2. **Recommend that City Council adopt** the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Map, Land Use and Zone Change Matrix.
3. **Recommend that the City Council adopt** an ordinance replacing the existing Granada Hills-Knollwood Equinekeeping "K" Supplemental Use District (Ordinance No. 151,602) and adding lot conditions, pursuant to Section 13.05C(3) of the Municipal Code.
4. **Recommend that the City Council adopt** the amendments to the Granada Hills Specific Plan pursuant to Section 11.5.7.G of the Municipal Code.
5. **Recommend that the City Council adopt** an ordinance establishing the Old Granada Hills Residential Floor Area (RFA) District pursuant to the provisions set forth in Section 13.13 of the Municipal Code.
6. **Recommend that City Council adopt the Statement of Overriding Considerations.**
7. **Recommend that City Council adopt** the findings, including the environmental findings.
8. **Recommend that the City Council certify and adopt** the Environmental Impact Report (EIR No. ENV-2006-5623-EIR).

This action was taken by the following vote:

Moved: Roschen
Seconded: Lessin
Ayes: Cardoso, Eng, Perlman, Romero
Absent: Burdon, Freer, Hovaguimian

Vote: 6 – 0



 James K. Williams, Commission Executive Assistant II
 City Planning Commission

Effective Date/Appeal:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of the Civil Procedures Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Maps, Findings, Granada Hills Specific Plan Amendment, K-District, Old Granada RFA District, Zone Changes, General Plan Amendments, and Resolutions as Approved by the City Planning Commission

Planning Staff: *Craig Weber, Principal City Planner, Conni Pallini-Tipton, Acting Senior City Planner
 Priya Mehendale, City Planning Associate, Laura Krawczyk, City Planning Assistant*

**For more information regarding the
Granada Hills Community Plan Update,
please visit the link below:**

<https://sites.google.com/site/granadahillsnpc/city-council-consideration>

DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012

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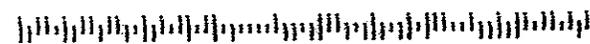
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ZIP 90012
041L11247898

William Kuzmin
17320 Los Alimos Street
Granada Hills, CA 91344

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Petition against Old Granada Hills Land Use Restrictions

The purpose of this petition is to oppose the Residential Floor Area (RFA) ordinance draft and zoning changes for the area defined as Old Granada Hills.

The Granada Hills/Knollwood community plan issued by the Los Angeles City Planning Department contains a proposed ordinance which will reduce the maximum building square footage in Old Granada Hills area by 40%. City Planning defined the Old Granada Hills neighborhood boundaries as follows: S. F. Mission Blvd. on the North, San Jose St. on the South, Zelzah Av. on the West, and Amestoy Av. on the East.

Example and explanation of RFA: An owner of a 5,000 sq ft lot today could build a house or add-on up to a base area of 2,500 sq ft. Under the proposed RFA ordinance for Old Granada Hills neighborhood, the base floor area building size would be limited to 1,500 sq ft.

Explanation of Zoning Restrictions: If your lot is over 9,000 sq ft your zoning will be changed from the current R1-1 to RE9 or RE11 and severely restrict or eliminate your right to sub divide the lot in the future.

To: The Los Angeles City Planning Commission

From: Residential real property owners of Old Granada Hills.

We the directly affected property owners, request the Los Angeles City Planning Commission delete the proposed Zoning changes and Residential Floor Area (RFA) restrictions ordinance for the Old Granada Hills neighborhood dated January 2013 from the new community plan and keep the current R1 residential zoning and Floor Area Ratios (FAR).

For more detailed information visit <http://OldGranadaHills.com>

Date	Print Owner Name	Signature	Property Street Address
4/24/13	DAVID STEVENS	<i>[Signature]</i>	17249 PELTIC ST G # 91344
4/24/13	Patrice Williams	<i>[Signature]</i>	10861 LOUISE AVE 91344
4/29/13	Alexander Sander	<i>[Signature]</i>	17440 Los Alamos St.
4/21/13	Barbara Douth	<i>[Signature]</i>	17813 Tulsa St GH 91344
4/24/13	marla Scriptor	<i>[Signature]</i>	10822 Andasol GH 91344
4/25/13	STEPHEN ALLEN	<i>[Signature]</i>	10514 ENCINO AVE CH 91344
4/27/13	FRANES PENN	<i>[Signature]</i>	17306 LOS ALAMOS, GH 91344
"	"	"	10733 LOUISE, GH. 91344
4/27/13	John Hamistam	<i>[Signature]</i>	17556 Tribune St GH 91344
4/27/13	JEFFREY Bohrer	<i>[Signature]</i>	17404 Kingsbury ST. GH 91344
4/27/13	NANCY McDONALD	<i>[Signature]</i>	17515 TRIBUNE ST. G.H. 91344
4/27/13	KIM VANDYK	<i>[Signature]</i>	17505 TULSA ST GH. 91344
4/27/13	Vicki TUCKER	<i>[Signature]</i>	11037 Babbitt Ave GH 91344
4/27/13	Terri Toribio	<i>[Signature]</i>	11030 Babbitt Ave GH 91344
4/27/13	James F Hargett	<i>[Signature]</i>	17164 Celtic St GH 91344
4/27/13	ALEX LEVIN	<i>[Signature]</i>	17325 Tribune St. 91344
4/28/13	JOAN POTTER	<i>[Signature]</i>	10814 White Oak Ave 91344
4/28/13	Mark Algey	<i>[Signature]</i>	17520 Tribune 91344
4/28	Ishmail Oshana	<i>[Signature]</i>	10846 Louise 91344

m 10/15

Petition against Old Granada Hills Land Use Restrictions

The purpose of this petition is to oppose the Residential Floor Area (RFA) ordinance draft and zoning changes for the area defined as Old Granada Hills.

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For more detailed information visit <http://OldGranadaHills.com>

Date	Print Owner Name	Signature	Property Street Address
4-28	GERALDINE McGRATH	<i>[Signature]</i>	10878 LOUISE AVE. G.HILLS
4/28	<i>Lisa [unclear]</i>	<i>[Signature]</i>	17206 Tribune St G.Hills
4/28	Mathew Schreiber	<i>[Signature]</i>	10734 Louis Ave G.H.
4/30	KEVIN CORCORAN	<i>[Signature]</i>	10510 White Oak Ave G.H.
4/30	Alan C. Ramsey	<i>[Signature]</i>	10525 Shroane
4/30	William M. Koulik	<i>[Signature]</i>	11015 Andale
4/30	Plyde Richards	<i>[Signature]</i>	17220 Ludlow St.
4/30	ROSSO BORRHO	<i>[Signature]</i>	17201 Colton St
4/30	Robert D. Moore	<i>[Signature]</i>	17218 Kingsbury St.
	Robert D. Moore	<i>[Signature]</i>	17219 Kingsbury St
	Robert D. Moore	<i>[Signature]</i>	10606 Aldea Ave.
4/30	THOMAS PAPPAS	<i>[Signature]</i>	17157 Tulsa St.
4/2/10	Kenneth Carter	<i>[Signature]</i>	2477 [unclear] Dr.
5/2/13	<i>[Signature]</i>	<i>[Signature]</i>	17158-17156 Ios Alamos
5/2/13	TRACY EBKANISER	<i>[Signature]</i>	17734 Los Alamos G.H.S
5/2/13	William Dahman	<i>[Signature]</i>	17147 Tribune
5/2/13	Shaul Inuy	<i>[Signature]</i>	17324 Horace
5/2/13	Shaul Inuy	<i>[Signature]</i>	17328 Horace
5/2/13	Tracy Frank	<i>[Signature]</i>	11046 White Oak Ave G#

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Example and explanation of RFA: An owner of a 5,000 sq ft lot today could build a house or add-on up to a base area of 2,500 sq ft. Under the proposed RFA ordinance for Old Granada Hills neighborhood, the base floor area building size would be limited to 1,500 sq ft.

Explanation of Zoning Restrictions: If your lot is over 9,000 sq ft your zoning will be changed from the current R1-1 to RE9 or RE11 and severely restrict or eliminate your right to sub divide the lot in the future.

To: The Los Angeles City Planning Commission

From: Residential real property owners of Old Granada Hills.

We the directly affected property owners, request the Los Angeles City Planning Commission delete the proposed Zoning changes and Residential Floor Area (RFA) restrictions ordinance for the Old Granada Hills neighborhood dated January 2013 from the new community plan and keep the current R1 residential zoning and Floor Area Ratios (FAR).

For more detailed information visit <http://OldGranadaHills.com>

Date	Print Owner Name	Signature	Property Street Address
5/2	ROBERT J WALTERS	[Signature]	11412 SAN FERNANDO MISSION ST
5/2	SERGE JUAREZ	[Signature]	17526 LORLOW ST
5/2	Esther Ra	[Signature]	10639 Amestoy Ave.
5/3	Ugando Alvarado	[Signature]	10633 Amestoy Ave.
	Tanya David	[Signature]	17831 Los Alimos GtH
5/3	Mary Carrigan	[Signature]	17641 LOS ALIMOS
5/3	Robert & Julie	[Signature]	12171 HORACE
5/3	Michelle CARNAHAN	[Signature]	10804 LOUISE AVE
5/3	James Cybias	[Signature]	10717 Louise Ave
5/4	Amelija Amagyan	[Signature]	17727 TRIBUNE SF
5/4	Floyd Guzman	[Signature]	17840 TRIBUNE ST.
5/4	Kathy Ambrose	[Signature]	17502 Los Alimos St
5/4	Ignacio Arrincon	[Signature]	17174 LOS ALIMOS ST
5/4	CHARLES SOUTHCOAT	[Signature]	17164 Los Alimos ST.
5/4	Anthony FONTANA	[Signature]	10735 AMESTOY AVE
5-4	Laura Realy	[Signature]	17185 TRIBUNE ST.
5-4	Cynthia Perez	[Signature]	17159 Tribune St.
5-4	PETER GLOWASKI	[Signature]	10823 AMESTOY AVE
5-4	SUSAN Taylor	[Signature]	17219 Tribune St.

in 10/14

Petition against Old Granada Hills Land Use Restrictions

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For more detailed information visit <http://OldGranadaHills.com>

Date	Print Owner Name	Signature	Property Street Address
5/4/13	Hakop Geroglyan		17225 Tribune St
5/4/13	Yannick D'Arbenz		17237 Tribune St
5/5/13	SAM KORDI		17236 TULSA ST
5/5/13	Russell Burns		17160 TULSA ST
5/5-13	MRS VERA I GEYER		17151 Tulsa St
5/5-13	JAMES A. SMITH		17125 TULSA ST
5/5/13	Colleen L. Smith		17196 Tulsa St.
5/5/13	GARY SPINER		17101 TULSA ST
5-5-13	Christine Sanchez		10858 Alden Ave
5/5/13	DOLORES COSTLOW		17201 Tulsa St
5/5/13	Stanford E Hendrick		17209 Tulsa St
5/5/13	CHUN KUM SAEN		17412 Horace St. G. Hills G
5/5/13	JOHN BEARD		10927 Zelzah Ave G/H
5/5/13	Stana Meuchel		17214 Los Alamos
5/6/13	Angelica Contreras		17455 Tribune St G/H
5/6/13	Q. Lee		17537 Ludlow G/H
5/6/13	Sofy Azouzi		16409 Barnet St G/H 91349
5/6/13	Sanet Strouse		16936 Louise
5/7/13	ROSA E. SOLANES		17325 LOS ALAMOS ST

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Date	Print Owner Name	Signature	Property Street Address
5/18	Fred Eytan	[Signature]	10859 ANDASEX AVE
5/18	Tubek Sabrehan	[Signature]	10531 Whiteoak AVE
5/18	JACK ROLLINS	[Signature]	17171 Celtic St Granada Hills
5/11	SARA TATARAKA	[Signature]	11233 Celtic St GH 9344
5/11	MARK MICHAEL KHUETAH	[Signature]	17256 HORACE ST
5/11	Margaret Kyprianou	[Signature]	17236 HORACE ST
5/11	John E. [unclear]	[Signature]	17212 Horace St. GH
5/11	THOMASINA BLAIRE	[Signature]	14824 TRIBUNE ST GH
5/18	Gilbert Cruz	[Signature]	17135 Kingsbury St.
5/18	INNA Polishchuk	[Signature]	17144 Kingsbury St.
5/18	Josephine M. Aragon	[Signature]	17208 Kingsbury St G.H.
5/18	DAVID COLKINS	[Signature]	17227 Kingsbury St GH
5/18	ORA TIERNEY	[Signature]	17222 KINGSBURY ST. GH
5/18	Rosalina Chavarría	[Signature]	10728 Louise Ave Granada Hills Ca
5/20	Nerissa Fisbeck	[Signature]	17318 Kingsbury St. Granada Hills
5/22	Peggy Christensen	[Signature]	17441 Tribune St Granada Hills
5/22	MARK TAYLOR	[Signature]	11076 Louise Ave GH 9344
5/22	GREGORY WAGNER	[Signature]	17407 Los Alamos ST GH 91344
5/22	ROBERT W. [unclear]	[Signature]	17316 LOS ALAMOS ST 91064

m/10/18

Petition against Old Granada Hills Land Use Restrictions

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For more detailed information visit <http://OldGranadaHills.com>

Date	Print Owner Name	Signature	Property Street Address
5/28/13	DARLONE A. PETERMAN	<i>[Signature]</i>	17305 Los Alamos St
6/9/13	Carol Tillma	<i>[Signature]</i>	17237 GERMAIN ST
6/9/13	Bekki [unclear]	<i>[Signature]</i>	17229 GERMAIN ST
6/9/13	Jim Crowley	<i>[Signature]</i>	17227 Germain St
6/9/13	Sepharic Tabb	<i>[Signature]</i>	10621 Aldea Ave.
6/9/13	Patrick Lechuga	<i>[Signature]</i>	10630 Aldea Ave
6/9/13	Kathy J. Chavez	<i>[Signature]</i>	10618 Aldea Ave G.H.
6/9/13	SHARON GAMMON	<i>[Signature]</i>	17151 GERMAIN ST GH
6/9/13	BEATRICE FORTUNATO	<i>[Signature]</i>	17142 GERMAIN G.H.
6/9/13	LOUIS GEORGE	<i>[Signature]</i>	17160 GERMAIN ST. G.H.
6/22/13	Michael Colon	<i>[Signature]</i>	10630 YUKON AV. G.H.
6/22/13	Hector Don	<i>[Signature]</i>	10611 LOUISE AVE. G.H.
6/22/13	Rhoad Mera	<i>[Signature]</i>	17249 Horace St. G.H.
6/22/13	JEFF PLAUSTER	<i>[Signature]</i>	17242 LUDLOW ST., GRANADA HILLS
6/22/13	Erich Soenderker	<i>[Signature]</i>	17228 Ludlow St. Granada Hills
6/22/13	SUSAN VEKLOTT	<i>[Signature]</i>	17200 LUDLOW ST G.H. 91344
6/23/13	DARRELL W KING	<i>[Signature]</i>	17150 LUDLOW ST. G.H. 91344
9-10-13	JERRY ELWILL	<i>[Signature]</i>	17438 Julia St G.H. 91344
9-3-13	ROONEY BLACKBORN	<i>[Signature]</i>	10510 LOUISE AVE. G.H. 91344

10/9

1 **Granada Hills-Knollwood Community Plan Update** Page 1 Of 25
 2 City Plan Case: 2006-5568-CPU
 3 Environmental Case: ENV-2006-5623-EIR
 4 Old Granada Hills Residential Floor Area (RFA) District Ordinance, and Zone Changes

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 6 a Residential Floor Area District (RFA) and any restriction more encumbering than the
 7 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8 * Name (Print or Type) Address
 Mary Anne Rolls 16034 S. Fernwood Blvd
 9 Signature Phone # Granada Hills 91344
 10 Mary Anne Rolls 878 Date Signed 5-12-13

11 * Name (Print or Type) Address
 12 Gerald M. Parker 15854 San Fernando Mission Bc 91344 877
 13 Signature Phone #
 14 G.M.P. Date Signed 5-12-13

15 * Name (Print or Type) Address
 16 MARV WITT 10825 White Oak Ave
 17 Signature Phone #
 18 [Redacted Signature] Date Signed 5-13-13

19 * Name (Print or Type) Address
 20 Kyle Pfeifer 11711 Gerald Ave, Granada Hills, CA, 91344
 21 Signature Phone #
 22 [Redacted Signature] Date Signed 5-14-13

23 * Name (Print or Type) Address
 24 Chase Mashford 17573 Orna Drive
 25 Signature Phone #
 26 [Redacted Signature] Date Signed

27 * Name (Print or Type) Address
 28 [Redacted Name] 12803 Melrose Av
 Signature Phone #
 Date Signed

FILE COPY

138412

1 **Granada Hills-Knollwood Community Plan Update**

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8 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

9 * Name (Print or Type) Patricia Reynosa 16342 Birchier St - Granada Hills
Address

10 Signature [Signature] Phone # [Blank] Date Signed 5/12

11 * Name (Print or Type) Karen Jimenez 16258 Birchier St. Granada Hills
Address

12 Signature [Signature] Phone # [Blank] Date Signed 5/12/13

13 * Name (Print or Type) Ernesto Salcedo 17100 Rivada St. GH
Address

14 Signature [Signature] Phone # [Blank] Date Signed 5/13/13

15 * Name (Print or Type) [Signature] Address 5/13/13

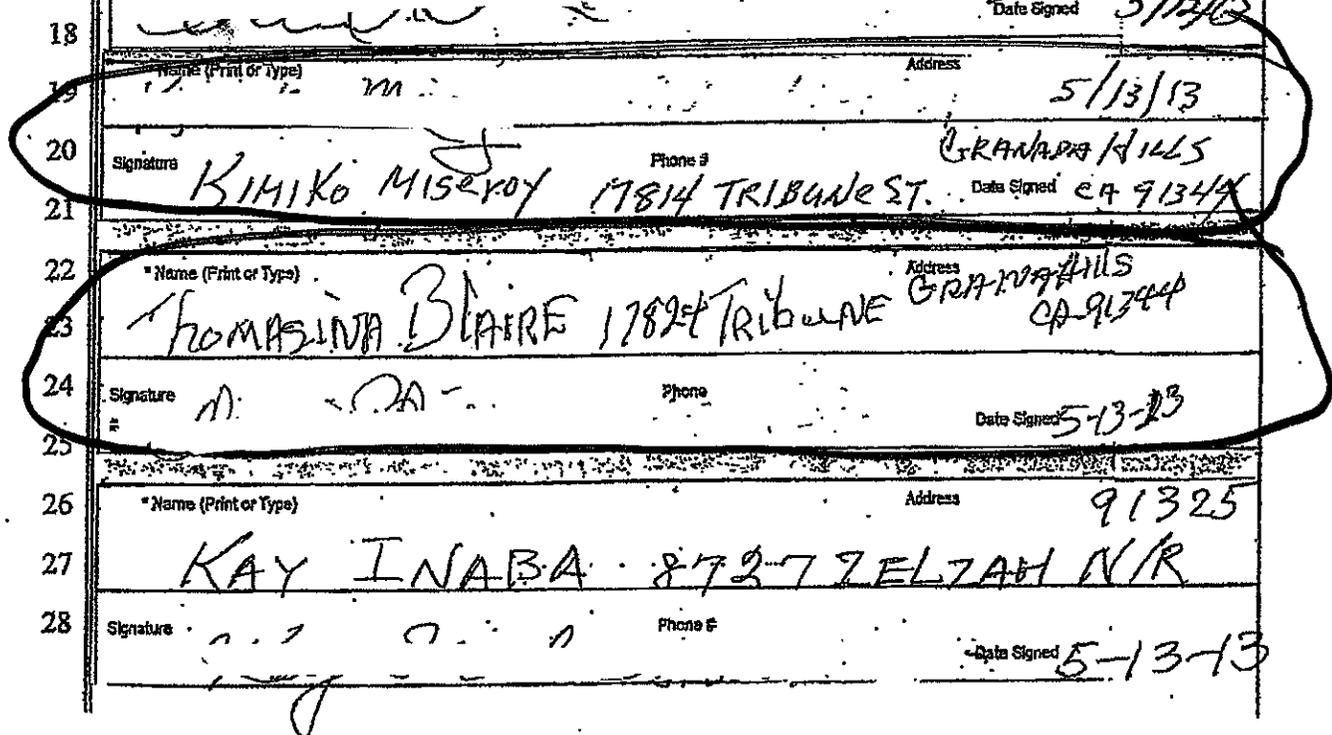
16 Signature KIMIKO MISEKOY 17814 TRIBUNE ST. GRANADA HILLS CA 91344
Phone # [Blank] Date Signed

17 * Name (Print or Type) THOMASINA BLAIRE 17824 TRIBUNE GRANADA HILLS CA 91344
Address

18 Signature [Signature] Phone # [Blank] Date Signed 5-13-13

19 * Name (Print or Type) KAY INABA 8727 ZELZAH N/R 91325
Address

20 Signature [Signature] Phone # [Blank] Date Signed 5-13-13



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8	* Name (Print or Type) Joan Spencer	Address 18631 Celtic St.
9	Signature <i>[Signature]</i>	Phone #
10		Date Signed 5-11-2013

11	* Name (Print or Type) Marian S. Posay	Address 12909 Dorma Pl.
12	Signature <i>[Signature]</i>	Phone #
13		Date Signed 5/11/13

15	* Name (Print or Type) Elyse Peltz	Address 15931 KALISHER ST. G HILLS
16	Signature <i>[Signature]</i>	Phone #
17		Date Signed 5-11-13

19	* Name (Print or Type) Sharon Klein	Address
20	Signature <i>[Signature]</i>	Phone #
21		Date Signed 5-11-13

22	* Name (Print or Type) [Redacted] TONI KETICH	Address [Redacted] 17743 S.P. MISSION
23	Signature <i>[Signature]</i>	Phone #
24		Date Signed 5/11/13

26	* Name (Print or Type) PAUL SPARKER	Address 10630 Bonnet North Hills
27	Signature <i>[Signature]</i>	Phone #
28		Date Signed

2013

1 **Granada Hills-Knollwood Community Plan Update**
City Plan Case: 2006-5568-CPU
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8 * Name (Print or Type) Address
Christina M Bryne 12108 Monogram Ave Granada Hills
9 Signature *[Signature]* Phone # Date Signed 5/11/13

11 * Name (Print or Type) Address
12 *MARLENE WALL* 17350 KINGSBURY ST GRANADA HILLS
13 Signature *[Signature]* Phone # Date Signed 5/11/13

15 * Name (Print or Type) Address
16 *ERIN DUKES* 10504 EMINENCE DR GRANADA HILLS
17 Signature *[Signature]* Phone # Date Signed 5/11/13

19 * Name (Print or Type) Address
20 *VERNON MASONSONG* 16131 LUDLOW ST GRANADA HILLS
21 Signature *[Signature]* Phone # Date Signed 5/12/13

22 * Name (Print or Type) Address
23 *DEAN WILSON* 11215 Whitman Dr
Granada Hills CA 91344
24 Signature *[Signature]* Phone # Date Signed 05/12/13

26 * Name (Print or Type) Address
27 *MICHAEL WADE THOMAS* 16821 FLANDERS ST
28 Signature *[Signature]* Phone # Date Signed 5/12/13

1 **Granada Hills-Knollwood Community Plan Update**
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8 * Name (Print or Type) Monica Haller Address 17252 Chatsworth St

9 Signature [Signature] Phone # _____ Date Signed 5/10/13

11 * Name (Print or Type) Paul Flores Address 11071 DRAISWORTH AVE CA, H

12 Signature [Signature] Phone # 318 Date Signed 5/12/13

15 * Name (Print or Type) ROGEO MITCHELL Address 17156 BOLLARD ST CA. 91344 GH

16 Signature [Signature] Phone # _____ Date Signed 5/12/13

19 * Name (Print or Type) C. VAN DER WEN Address 15739 SAN FERNANDO MISSION

20 Signature [Signature] Phone # _____ Date Signed 5/12/13

22 * Name (Print or Type) ALEX ESQUINAS Address GRANADA HILLS 11312 COLLETT AVE

23 Signature [Signature] Phone # _____ Date Signed 5/12/13

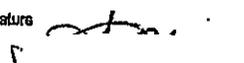
26 * Name (Print or Type) LARRY LEGRAND Address 12537 KENNEDY DR

27 Signature [Signature] Phone # (818) Date Signed 5/12/13

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3 Environmental Case: ENV-2006-5623-EIR
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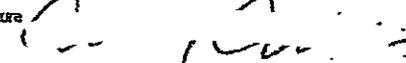
8 * Name (Print or Type) Address
9 SYLVIA GHOLAMI 15813 SEM BLVD

10 Signature  Phone # Date Signed 5/12/13

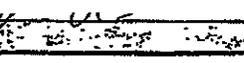
11 * Name (Print or Type) Address
12 Edward Costello 10909 Forbes G.H. 91344

13 Signature  Phone # Date Signed 5/12/13

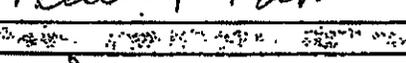
14 * Name (Print or Type) Address
15 ANDY CHESLER 13320 CANYON RIDGE G.H. 91344

16 Signature  Phone # Date Signed 5/12/13

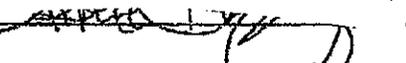
17 * Name (Print or Type) Address
18 ROSA VANAGAS 10961 Marklain Ave

19 Signature  Phone # Date Signed 5/12/13

20 * Name (Print or Type) Address
21 PAUL P. PARR 12518 Middlecott Pl 91344

22 Signature  Phone # Date Signed 5/12/13

23 * Name (Print or Type) Address
24 Arlene Brontage 1733 Park St G.H. 91344

25 Signature  Phone # Date Signed 5/12/13



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9 * Name (Print or Type) Address
10 MICHAEL REZINAS 17409 MAYFLOWER DR

11 Signature Phone # Date Signed 5/12/13

12 * Name (Print or Type) Address
13 STEVEN COPSEY 16709 SAN FERNANDO N

14 Signature Phone # Date Signed 5/12/13

15 * Name (Print or Type) Address
16 PETER LITTLE 11738 COLLIER AVE

17 Signature Phone # Date Signed 5/12/13

18 * Name (Print or Type) Address
19 Dorey Merkel 10233 Pinedrop St G.H. 91314

20 Signature Phone # Date Signed 05/12/13

21 * Name (Print or Type) Address
22 NANCY J JANZEN 10431 Gloria Ave G.H.

23 Signature Phone # Date Signed 5/12/13

24 * Name (Print or Type) Address
25 Andre Alexanian 11226 Forbes Ave

26 Signature Phone # Date Signed 5/12/13

27
28

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* Name (Print or Type)	Address	
RANDY REYES	16744 RENALDI ST. GRANADA HILLS, CA	
Signature	Phone #	Date Signed 5/12/13

* Name (Print or Type)	Address	
KAREN BOWER	10814 DEMPSEY AVE	
Signature	Phone	Date Signed 5-12-13

* Name (Print or Type)	Address	
KARL R. TOLSON	16415 KALISHER ST	
Signature	Phone #	Date Signed 5-12-13

* Name (Print or Type)	Address	
MARIE OGILVIE	1218 ORION ST. HILLS	
Signature	Phone #	Date Signed 5/12/13

* Name (Print or Type)	Address	
Al's Derhakopis	15838 Laurel St. Granada Hills 91341	
Signature	Phone	Date Signed 5-12-13

* Name (Print or Type)	Address	
Geeta Maiwandi	16840 Lahue St Granada Hills CA 91344	
Signature	Phone #	Date Signed 5/12/13

1 **Granada Hills-Knollwood Community Plan Update**

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* Name (Print or Type)		Address	
Angela Lincoln		10726 BALKAN BLVD.	
Signature	Phone #	Date Signed 5/12/13	

* Name (Print or Type)		Address	
JOSE F. FERNANDEZ		1130 GERALD AVE	
Signature	Phone #	Date Signed 5/12/13	

20

* Name (Print or Type)		Address	
Kathy Freud		Granada Hills	
Signature	Phone #	Date Signed 5/12/13	
		11230 AMSTON AVE CA 91344	

* Name (Print or Type)		Address	
Kia Simon		6th	
Signature	Phone #	Date Signed 9/3/44	
		10854 DEBRA	

* Name (Print or Type)		Address	
FRANCISCO GUERRERO		17127 S.F. MISSION 6th.	
Signature	Phone #	Date Signed 5/12/13	

* Name (Print or Type)		Address	
GREG NORRIS		GRANADA HILLS, CA 91344	
Signature	Phone #	Date Signed May 12, 2013	
		12415 MARVA AVE	

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9

* Name (Print or Type)	Address
JOE ARAGON	11201 VAREMOUNT #
Sign: [Signature]	Phone #
	Date Signed 5/11/13

10

* Name (Print or Type)	Address
Christina Powell	17102 LOS ALAMOS C.H.
Sign: [Signature]	Phone #
	Date Signed 5/11/13

11

* Name (Print or Type)	Address
Lucy McCoy	12891 DUNBAR AVE. G.H.
Signature [Signature]	Phone #
	Date Signed 5-12-13

12

* Name (Print or Type)	Address
Bernard P. Kilroy	16842 Halsey St. G.H.
Signature [Signature]	Phone #
	Date Signed 5/12

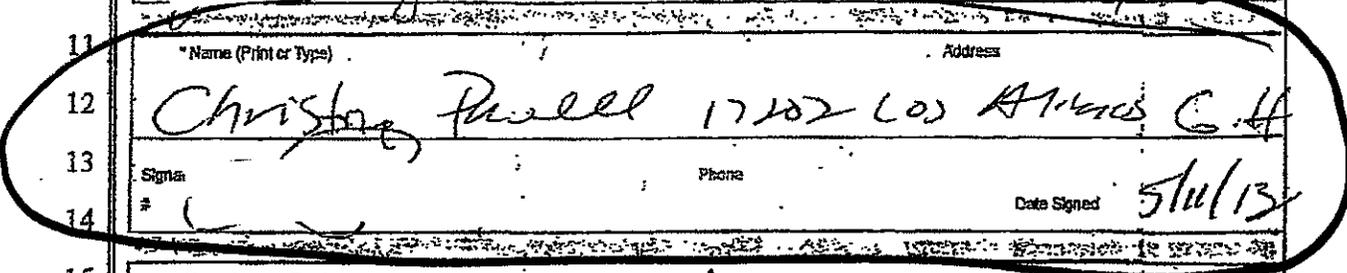
13

* Name (Print or Type)	Address
Jesse Cruz	12014 LOUISE AVE. G.H.
Signature [Signature]	Phone #
	Date Signed 5/12/13

14

* Name (Print or Type)	Address
Michelle Harris	11451 Stranwood Ave.
Signature [Signature]	Phone #
	Date Signed 5/12/13

7
8
9
10



1 **Granada Hills-Knollwood Community Plan Update**

2 City Plan Case: 2006-5568-CPU

3 Environmental Case: ENV-2006-5623-EIR

4 Old Granada Hills Residential Floor Area (RFA) District Ordinance, and Zone Changes

5 We, the undersigned are in opposition to the draft Ordinance amending Section 12.04 of the
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7 a Residential Floor Area District (RFA) and any restriction more encumbering than the
8 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8	* Name (Print or Type) Brooke Sharp	Address 15841 McKeever St. GH 91344
9	Signature 	Date Signed 5/12/13

11	* Name (Print or Type) Jessica Baltes	Address
13	Signature 	Date Signed

15	* Name (Print or Type) Cecilia Fuentes	Address 17024 Colt St Granada Hills
17	Signature 	Date Signed 5/12/13

19	* Name (Print or Type) Igor Mikhaylov	Address 11744 Monogram
21	Signature 	Date Signed 5/12/13

23	* Name (Print or Type) JANIE ALVAREZ	Address GH 91344 11028 PASO ROBLES AVE
24	Signature 	Date Signed 5/12/13

26	* Name (Print or Type) Elmora Berra	Address 11150 Gould Ave GH
28	Signature 	Date Signed 5/12/13

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7 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8 *Name (Print or Type) Address
9 ARRY Bloun 11244 BALCOM AVE GA 91344
10 Signature Phone # Date Signed 5/11/13

11 *Name (Print or Type) Address
12 BRUCE BAKKE 17846 RIDGEWAY RD
Granada Hills CA 91344
13 Signature Phone # Date Signed 5/11/13

14 *Name (Print or Type) Address
15 ROSE KONE 10876 ANDASOL ST Granada Hills (818)
16 Signature Phone # Date Signed 5/11/13

17 *Name (Print or Type) Address
18 LYNN HINES 10879 ENCINO
19 Signature Phone # Date Signed

20 *Name (Print or Type) Address
21 Virginia Stauffer 15921 CHATSWORTH ST Granada Hills
22 Signature Phone # Date Signed 5/11/13

23 *Name (Print or Type) Address
24 José Doraño 17502 CHATSWORTH
25 Signature Phone # Date Signed 5-11-13

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8 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8 * Name (Print or Type) Jennifer Bogard Address 11237 Jellico Ave GH
9 Phone # Date Signed 5/11/13
10

11 * Name (Print or Type) Alex Palazz Address 17206 Simonds St GH
12 Signature Date Signed 5/11/13
13
14

15 * Name (Print or Type) Dayna Steele Address 10519 Swinton Ave. GH
16 Signature Date Signed 5/11/2013
17
18

19 * Name (Print or Type) Jaime Gonzalez Address 17919 Tribune St 91344
20 Signature Date Signed 5/11/13
21

22 * Name (Print or Type) Maria Estela Sanchez Address 10515 Amestoy AVE. GH
23 Signature Date Signed 5-11-13
24

25 * Name (Print or Type) Kathlene Semien Address 17239 Simonds St GH
26 Signature Date Signed 5-11-13
27
28

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8 * Name (Print or Type) Address
HENRY PETROSKI 17544 BLACKHAWK ST
9 Signature _____ Phone # _____ Date Signed **5/11/13**

11 * Name (Print or Type) Address
12 **ARAVIND A-SAENOY 11906 SHOSHONE AVE**
13 Signature _____ Phone # _____ Date Signed **5/11/13**
14 **GRANADA HILLS CA 91344**

15 * Name (Print or Type) Address
16 **KATHERINE STUVE 16847 KIMBLY ST G.H. 91344**
17 Signature **|| ||** Phone # _____ Date Signed **5-11-2013**

19 * Name (Print or Type) Address
20 **Wilber H Diaz 17195 Chatsworth St G.H. 91344**
21 Signature _____ Phone # _____ Date Signed **5-11-13**

22 * Name (Print or Type) Address
23 **Steven Hall 17821 San Jose St. G.H. 91344**
24 Signature **|| ||** Phone # _____ Date Signed **5-11-13**

26 * Name (Print or Type) Address
27 **Young Ra 10639 Amesty Ave Granada Hills 91344**
28 Signature _____ Phone # _____ Date Signed **5/11/13**

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7 Mansueto Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8 * Name (Print or Type) Address
9 Vance Silva 17833 Tribune G.H.
10 Signature # [Signature] Phone # Date Signed 5/8/13

11 * Name (Print or Type) Address
12 Amy Hicks 17328 Kingsbury St G.H.
13 Signature # [Signature] Phone # Date Signed 5/11/13

15 * Name (Print or Type) Address
16 Colton Garner 16010 Simonds St
17 Signature # [Signature] Phone # Date Signed

19 * Name (Print or Type) Address
20 Tracie Dunn 18076 Tulsa St G.H CA 91344
21 Signature # [Signature] Phone # Date Signed 5-11-13

22 * Name (Print or Type) Address
23 HAGOB Knollwood 17611 [Signature] 5-11-13
24 Signature # [Signature] Phone # Date Signed

26 * Name (Print or Type) Address
27 TERESA Housley 17107 Lerillard St
Granada Hills CA 91344
28 Signature # [Signature] Phone # Date Signed 5.11.13

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7 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8 * Name (Print or Type) Address
Marsha Bradbury 16435 Index St, Granada Hills
9 Signature Phone # Date Signed 5/19/13

11 * Name (Print or Type) Address
12 William Horvath 16121 TULLA ST
13 Signature Phone # Date Signed 5/19/13

15 * Name (Print or Type) Address
16 Russell Lewis 17541 Kingsbury St.
17 Signature Phone # Date Signed 5/19/13

19 * Name (Print or Type) Address
20 Karen Howard 1232 N. Mosman Av. Granada Hills CA 91344
21 Signature Phone # Date Signed 5/19/13

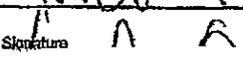
22 * Name (Print or Type) Address
23 Josger 16728 Los Alamos St. Granada Hills, CA 91344
24 Signature Phone # Date Signed 5/19/13

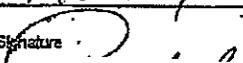
26 * Name (Print or Type) Address
27 Erich Saendker 17226 Ludlow St. Granada Hills CA 91344
28 Signature Phone # Date Signed 5/19/13

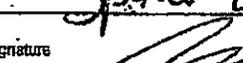
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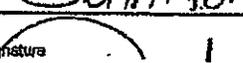
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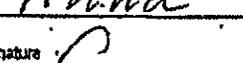
8 *Name (Print or Type) Address GH
Deborah Meyers 13115 Whistler Ave 91344
9 Signature  Phone # Date Signed 5/18/13

11 *Name (Print or Type) Address
12 NICOLAS OROZCO 16829 San Fernando Mission
13 Signature  Phone # Date Signed 5/12/13

15 *Name (Print or Type) Address
16 Rocky Swanson 11940 Wood Ranch Rd. GH
17 Signature  Phone # Date Signed 5/11/13

19 *Name (Print or Type) Address
Spencer Lee 11991 Solon Drive GH
20 Signature  Phone # Date Signed 5/16/13

22 *Name (Print or Type) Address
23 Jennifer Himes 17155 Lisette GH 91344
24 Signature  Phone # Date Signed 5/18/13

26 *Name (Print or Type) Address
27 Anna Legor 16457 Simonds St.
28 Signature  Phone # Date Signed 5-19-13

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8 Name (Print or Type) Address
Jenkins, Toney *17639 Chatsworth St.*
9 Signature Phone #
10 Date Signed *5-19-13*

11 Name (Print or Type) Address
12 *Reck Crow* *11917 PASO ROBLES A.*
13 Signature Phone
14 Date Signed *5-19-13*

15 Name (Print or Type) Address
16 *TIMOTHY B. McCOWN* *17155 INDEX ST GRANADA HILLS*
17 Signature Phone #
18 Date Signed *5/19/13*

19 Name (Print or Type) Address
20 *STEF BUTLER* *17260 MAYERLING ST 91344*
21 Signature Phone #
22 Date Signed *5/19/13*

23 Name (Print or Type) Address
24 *Michael Hilton* *San Jose St G.H.*
25 Signature Phone
26 Date Signed

27 Name (Print or Type) Address
28 *DANIEL NGUYEN* *17811 MAYERLING ST, GD, 91344*
Signature Phone #
Date Signed *05/19/13*

7
2

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8	* Name (Print or Type) William SAOTA	Address 16034 S.F. Mission Blvd GH
9	Signature <i>[Signature]</i>	Phone #
10		Date Signed 5-15-13

11	* Name (Print or Type) Tulia Hernandez	Address 10026 Swinton Ave N.H. CA 91344
13	Signature <i>[Signature]</i>	Phone #
14		Date Signed May 19, 2013

15	* Name (Print or Type) Deanna Hunt	Address 16825 Balboa Blvd GH CA 91344
17	Signature <i>[Signature]</i>	Phone #
18		Date Signed 5/19/13

19	* Name (Print or Type) Julie Pritikin	Address 16214 Keeler Dr GH 91344
20	Signature <i>[Signature]</i>	Phone #
21		Date Signed 5-19-13

22	* Name (Print or Type) Cynthia Peterson	Address 10957 Ruffner Ave 5/19/13
23	Cynth Pet 5/19/13	Granada Hills 91344
24	Signature <i>[Signature]</i>	Phone #
25		Date Signed 5/19/13

26	* Name (Print or Type) LYNDIA MAGANA	Address 11122 Encino Ave G.Hills 91344
27	Signature <i>[Signature]</i>	Phone #
28		Date Signed 5/19/13

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9 * Name (Print or Type) BRADLEY QUICK Address 16502 MINNEHAHA ST GRANADA HILLS, CA 91304
10 Signature [Signature] Phone # _____ Date Signed 5/19/13

11 * Name (Print or Type) SUE COOK Address 11211 LOUISE AVE GRANADA HILLS, CA 91344
12 Signature [Signature] Phone # _____ Date Signed 5/20/13

13 * Name (Print or Type) Gilda Padilla Address 17553 Blackhawk st
14 Signature [Signature] Phone # _____ Date Signed 5/20/2013

15 * Name (Print or Type) Frank Valentin Address 10608 Zelzah
16 Signature [Signature] Phone # _____ Date Signed 5/20/13

17 * Name (Print or Type) JOAN ELOWTT Address 17438 TULSA ST
18 Signature [Signature] Phone # _____ Date Signed 5-20-13

19 * Name (Print or Type) Mark Brinegar Address 17322 Halsey St
20 Signature [Signature] Phone # _____ Date Signed 5-20-13

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8 *Name (Print or Type) Address
Maura McDonald 11321 Lasaine Ave
9 Signature Phone # Date Signed 5/20/2013

11 *Name (Print or Type) Address
12 Daniel Rose 16340 JON FIN SE GH 91394
13 Signature Phone # Date Signed 5-20-13

15 *Name (Print or Type) Address
16 Richlene Frost 17457 Hiawatha St GH 91344
17 Signature Phone # Date Signed 5-20-13

19 *Name (Print or Type) Address
20 David K Whittingham 11843 Louise Ave
Signature Phone # Date Signed 7/05/13

22 *Name (Print or Type) Address
23 LEO C. SOLIS 11011 YARMOUTH AVE
GRANADA HILLS CA 91344
24 Signature Phone # Date Signed 20/05/13

26 *Name (Print or Type) Address
27 U... 5/20/13
28 Signature Phone # Date Signed
16500 diast... St

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8 Mansionization Ordinance that effects the entire City of Los Angeles, and proposed Zone Changes.

8	* Name (Print or Type)	Address
9	NARDIN VARTANIAN	17215 TRIBUNE ST Granada Hills
10	Signature <i>[Signature]</i>	Phone # _____ Date Signed 5/20/13

11	* Name (Print or Type)	Address
12	Lauren Serne	1730 Kingsbury
13	Signature <i>[Signature]</i>	Phone Granada Hills Ca 91304 Date Signed 5/20/13

15	* Name (Print or Type)	Address
16	Rodina & Lin	17825 CHANSE CT, GH. CA 91304
17	Signature <i>[Signature]</i>	Phone # _____ Date Signed 5/20/13

19	* Name (Print or Type)	Address
20	Staren Wehrkamp	10733 Louise Ave, GH, 91344
21	Signature <i>[Signature]</i>	Phone # _____ Date Signed 5/20/13

22	* Name (Print or Type)	Address
23	FLOYD GAZMAN	17840 TRIBUNE GH
24	Signature <i>[Signature]</i>	Phone # _____ Date Signed 5/20/13

26	* Name (Print or Type)	Address
27	ELAINE B. ZERTH	10880 TRIBUNE ST GH
28	Signature <i>[Signature]</i>	Phone # _____ Date Signed 5/20/13

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* Name (Print or Type)	Address
Marina Khlopian	12585 Byron ave 91344
Signature	Phone #
Date Signed	5-19-13

* Name (Print or Type)	Address
Debra A Shott	17123 Kingsbury St Granada Hills CA 91344
Signature	Phone #
Date Signed	5-19-13

* Name (Print or Type)	Address
WARREN J. MOON	17861 ORNA DR Granada Hills
Signature	Phone #
Date Signed	5-19-13

* Name (Print or Type)	Address
Georganna Mallam	18218 Kingsbury St CH
Signature	Phone #
Date Signed	5/19/13

* Name (Print or Type)	Address
Andee Ciszowl	11520 Andasol
Signature	Phone #
Date Signed	5/19/13

* Name (Print or Type)	Address
Signature	Phone #
Date Signed	

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8 * Name (Print or Type) Address
SVERANA CHOWDHURY 11966 Camino PL. GH
9 Signature *[Signature]* Phone # Date Signed 5-20-13

11 * Name (Print or Type) Address
12 JOHN DEW 10648 Adelant Ave # 3 GH
13 Signature *[Signature]* Phone # Date Signed 5/20/13

15 * Name (Print or Type) Address
16
17 Signature Phone # Date Signed

19 * Name (Print or Type) Address
20 Signature Phone # Date Signed

22 * Name (Print or Type) Address
23
24 Signature Phone # Date Signed

26 * Name (Print or Type) Address
27
28 Signature Phone # Date Signed

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8	<u>Name</u>	<u>Signature</u>	<u>Address</u>
9	Bill Kiapos	<i>[Signature]</i>	10845 ZELZA # GH
10	Lalani Kiapos	<i>[Signature]</i>	10910 Zelzah Ave, GH
11	YAFFA MAX	<i>[Signature]</i>	17846 TRIBUNE ST GRANADA
12	Gail Voca	<i>[Signature]</i>	17834 Tribune St
13	Rai V Pollek	<i>[Signature]</i>	17829 Tribune St Granada Hills CA
14	CAROLYN ZWANZIGER	<i>[Signature]</i>	17825 TRIBUNE ST 91344
15	Nancy Harris	<i>[Signature]</i>	17813 Tribune St Granada Hills
16	Liliana Harris	<i>[Signature]</i>	17807 Tribune St, G. Hills 91344
17	Mary OLS	<i>[Signature]</i>	17803 Tribune St 91344
18	Lenny Kingch (Trustee, Mary's Class)	<i>[Signature]</i>	Granada Hills, CA
19	Linda Klass Romney	<i>[Signature]</i>	10821 Vermont 91344
20	Muriel Berkowitz	<i>[Signature]</i>	17828 TRIBUNE ST. G. Hills
21			
22			
23			
24			
25			
26			
27			
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change.org

Plum agenda #1
10-20-15

Recipient: Los Angeles City Council

Letter: Greetings,

We demand the Los Angeles City Council to rescind Interim Control Ordinance 183497. We demand the removal of the proposed Old Granada Hills Zoning changes and Residential Floor Area (RFA) restrictions in the new Granada Hills Community Plan.

Comments

Name	Location	Date	Comment
Meli Calkins	Granada Hills, CA	2015-07-27	The proposed ordinance is a taking of property rights from the people who own land in Granada Hills. If people don't want the land to be subdivided or over built in THEIR opinion, they can buy the lots that they have concerns over.
John Vizzard	Granada Hills, CA	2015-07-27	I feel this proposed ordinance is unfair to the people who want to expand their houses. They should have the right to go as big as they desire and not be limited by the city as to how much if an addition they want.
Edwin Brotemarkle	Los Angeles, CA	2015-09-18	This ordinance will reduce the value of our properties
Anita Goldbaum	North Hills, CA	2015-09-19	I believe in an open transparent government that is responsive to the people that the elected officials are representing.
Stacey Wheeler	granada hills, CA	2015-09-20	This is not fair to the current owners who purchased houses before this ordinance with certain intentions or thoughts of expanding when they purchased the home.
malia levin	Granada Hills, CA	2015-09-20	I rent and want to own this property!
Fred Rohde	Los Angeles, CA	2015-09-21	I agree and I live in the area and have family in Granada Hills
Tracy Frank	Granada Hills, CA	2015-09-21	I feel this ordinance should be rescinded and property owners be allowed to expanded their homes on a case by case basis.
Anna Cristobal	Los Angeles, CA	2015-09-21	They are my neighbors, I do not want them to be affect it at all.
Charles Tarlow	Los Angeles, CA	2015-09-23	I believe the City Council Council is ignoring the wishes of homeowners in targeted residential areas at the request/influence of a minority of politically active constituents. It happened in my neighborhood. I suspect it is happening in Old Granada Hills. My message to all city councilmen ==> Send a legitimate survey to the home owners in Old Granada Hills with the facts about your proposed ICO asking them what THEY WANT! If you tell the truth and ask the question ... maybe you'll do the right thing. In the meantime, stop the ICO without documented support of the neighborhood !!!
taylor aichel	Granada Hills, CA	2015-09-24	Right to renovate.
Karen Crosby	Northridge, CA	2015-09-25	owners rights should not be restricted without first advising
Oren Karpovsky	Granada Hills, CA	2015-10-03	The City of Los Angeles took away the property rights from the homeowners in Old Granada Hills without public notice before or after the Interim Control Ordinance was passed on March 25, 2015.
ABIR TRABOULSI	Granada Hills, CA	2015-10-05	I believe that councils such as the one that we presently have their own personal agendas and are not qualified to make decision that affect all property owners
tip whiting	Granada Hills, CA	2015-10-10	I live in the affected area this has devastated me and my family and our plans and has cost me tons of money.
Karen Ziegler	Granada Hills, CA	2015-10-10	I live in the ICO area and this has a direct impact on me and my family. We have spent thousands on plans, lot surveys, etc. all for not. It is unconstitutional.
Sally Ziegler	Los Angeles, CA	2015-10-10	I am elderly and I was going to move in with my daughter and she lives in that area now she cannot add on to the House and I will be forced to stay where I live now or assisted living.
noel o connor	Granada Hills, CA	2015-10-10	I Do not Agree With the low percentage of Building Allowed by the new ordinance
Lee Hellinger	Granada Hills, CA	2015-10-13	I live in Granada Hills and feel the council will attempt this where I live too.

Name	Location	Date	Comment
melody nahman nahman	Porter Ranch, CA	2015-10-13	My grandkids live on horrace street and they my move because the house i too small after haveing 2 kids
Charlie Nahman	Granada Hills, CA	2015-10-13	I have been stopped from adding an addition onto my home due to this ordinance. I have recently had two children and would like to stay in my horn and Granada hills. However, my home is only 1080 sq ft. I propose to add 400 ft , single level on a 10,000 sq ft lot, and am unable to do so because of this ordinance. Ridiculous. My family will have to move, and most likely out of state, because of the need for additional space
vic toroyan	Granada Hills, CA	2015-10-13	I live in the affected area and I am also a landlord and own several other properties in the affected area.
Marion Kuzmin	Granada Hills, CA	2015-10-14	I did not know about any of the proposed changes to restrict the land use in Granada Hills. It was not on the hearing notice sent out in November of 2013. This is a surprise to me.
Robert Hovis	Lakeview terrace, CA	2015-10-14	Property owner
Tzahi Edri	Los Angeles, CA	2015-10-14	I live in the Los Angeles area and I fear that this could come to my neighborhood
carole morrad	Rainham, United Kingdom	2015-10-14	I feel that this ordinance will affect my neighborhood is well
Alex Kahaner	Los Angeles, CA	2015-10-14	I'm a developer and u guys need to let us develop
Michael Lovern	Granada Hills, CA	2015-10-15	What happened to the democratic process?
Michael Fedalen	Granada Hills, CA	2015-10-15	My house is 1000 sf on a 1/4 acre lot. It is unreasonable and has no relation to the stated anti-McMansion goals to limit future expansion to 200 sf. We just had our second child and expected to be able to grow our house with our family. This Ordinance will prevent that and will eventually cause us to leave the neighborhood for one that is more family-friendly.
Desiree Fedalen	Granada Hills, CA	2015-10-15	I am the mother of a 2-year old and an infant. This Ordinance is anti-family and is not rationally related to the goal of preventing unsightly over-development. This is our first home, as we are a young family, however bought our home with dreams of expansion to accommodate our growing family. This is vital for us, as our home is only 1,000 sq. ft. If we cannot expand, then we will be forced to move in the coming years as our children grow and our needs for space increase. Thank you for your consideration.
moshe yosef	Los Angeles, CA	2015-10-15	My concern is this coming to my area and also as a developer I will avoid old Granada Hills and the aging homes there will become blight.
Gagik Sargsyan	Los Angeles, CA	2015-10-15	I am United State citizen
mark thun	Granada Hills, CA	2015-10-15	we need a petition to recall mitch Englander as he is worthless. unfortunately I voted for the moron.
Casey Otis	Granada Hills, CA	2015-10-16	Not being allowed to expand more than 20% is rediculous
Theresa Guerrero	granada hills, CA	2015-10-16	I want the option to upgrade past 20%
Ramin Mazloumi	Granada Hills, CA	2015-10-16	I bought my house which is about 1710 sqft, over 10 years ago. Since then I got married and started a family. I have three children, which are growing. We as a family were planning to add to our house , but this plan has destroyed our dreams. We choose this area to grow our family. I alway thought by buying a big lot, I have a chance to expand. I have paid my dues over ten years to have the opportunity to built my dream house for my family, please let us have a little dream.

Name	Location	Date	Comment
Ray Fitzpatrick	Granada Hills, CA	2015-10-16	No ordinance should be passed without the people's consent, greed should not rule the land.
Thomas Ordway	Granada Hills, CA	2015-10-16	When we bought our house in 1974 it was only 1012 sq. ft. We added 800 sq. ft. to accommodate 3 kids and a mother-in-law. Couldn't do that under this new proposal.
Cynthia Kuzmin	Granada Hills, CA	2015-10-16	I oppose the ICO's severe restrictions and, especially that these changes were NOT communicated to the constituents.
Mike Pascoe	Granada Hills, CA	2015-10-16	The restrictions are unfair and I was not given a choice to vote for the current restrictions. We currently have a 16K sf lot with a crappy house on it. The neighborhood would be improved if we could rebuild the 1950 brick home into a larger modern home. This would actually beautify the neighborhood and improve property values.
Jennifer Candoff	Granada Hills, CA	2015-10-16	We have an interest in a home down the street with our daughter that is very tiny and might want to add square footage exceeding 20%.
Boris Khaymenis	Granada Hills, CA	2015-10-16	It's USA ????????
Gerald Jenne	Granada Hills, CA	2015-10-16	I strongly disagree with the floor area restrictions currently in force and proposed by the Granada hills plan.
Yasmin Prieto	Granada Hills, CA	2015-10-17	This is unfair to all home owners! Not being notified of drastic changes like this is unconstitutional!
Andrea Reichl	Granada Hills, CA	2015-10-18	My rights were removed without notice or permission and this ordinance directly effects the resale value of my home.
Rick Ballesteros	Granada Hills, CA	2015-10-18	This proposed ordinance is unlawful and unconstitutional.
Mireya Ballesteros	Granada Hills, CA	2015-10-18	This proposed ordinance is unlawful and unconstitutional.
Alek Ayrapetyan	Granada Hills, CA	2015-10-19	It is pointless and unconstitutional!!!
Tien Brunelle	North Hollywood, CA	2015-10-19	The March 25, 2015 Interim Control Ordinance is too restrictive on home owners!
Victor Ochoa	Sylmar, CA	2015-10-19	Because I am a contractor and would like to preserve peoples property rights.
N A	Los Angeles, CA	2015-10-19	I want to keep old granada the way it is
Elsa Alfaro	Granada Hills, CA	2015-10-19	This ordinance is too restrictive.
diane maloney	Santa Clarita, CA	2015-10-19	I own a house in old Granada hills . I was left this house in my parents trust and my children grew up there. They are destroying old Granada hills with there mini mansions.
Rodney Haim	Los Angeles, CA	2015-10-19	I care about the development of my city
diane maloney	Santa Clarita, CA	2015-10-19	Please rescind my signature . I want to stop mini mansions from being built . This petition is deceiving . You are destroying the way Granada Hills used to be. I want to stop the destruction not aide builders to destroy for there greed.
Armen Frankyan	North Hollywood, CA	2015-10-19	Because I'm a contractor and home owner and this is not right
Heliodoro Zepeda	Sylmar, CA	2015-10-19	I disagree with this re zoning without notificaci3n
Miladie De Courville	HOUSTON, TX	2015-10-20	Not all changes are good!

Name	Location	Date	Comment
Ramona Boren	Granada Hills, CA	2015-10-20	I never received a notice about Ordinance 183497. I adamantly oppose this going forward until we have the opportunity to hear the pros and cons. This is wrong of the Mayor, whom I voted for, to demand such a change. Are there special interests involved for this decision by the Mayor? What happened to us having property rights? I want to know how this will affect resale values having a zone change from R-1-1 to RE9 or RE11. Do we not have the right to know? It sounds like a down grade which brings prices lower. Please inform us of all the details. It sure sounds unconstitutional to me. NO TO ANY CHANGE.
Ramona Boren	Granada Hills, CA	2015-10-20	This weekend was the first time I heard of this zone change. I OPPOSE this change until I have more information. This is not right.
Roham(Roy) Zokaie	Granada Hills, CA	2015-10-20	It is a very unfair decision to me and it will affect the community of the Granada Hills downward.It is not right to do these changes without disclosing it to the whole community.
Hedy Maar	Granada Hills, CA	2015-10-20	I have a 2 bed/ 1 bathroom home which is just over 1000sq ft. and 200 sq ft would not be a sufficient amount of space to add a 3rd bedroom and bathroom to upgrade my home. We bought this house for \$480,000 and with this law, it will never be worth much more than that. This is truly unfair.
Roni Pacheco	Canoga Park, CA	2015-10-20	I am a developer and the contractor and this will severely affect my business and ability to make money

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOZO
MATT EPSTEIN
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CITY OF LOS ANGELES

CALIFORNIA



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INFORMATION
www.planning.lacity.org

December 7, 2010

Dear Community Stakeholders:

The Planning Department recently initiated a long-term effort to amend and improve the City's 64 year old Zoning Code. Hundreds of amendments over the years have created a very large document filled with cross referencing, contradictions, and antiquated language. Our goal is to make the Code more easily understandable, while offering innovative planning tools.

The first two revisions are the Community Plan Implementation Overlay (CPIO) ordinance, which allows for tailored regulations to target neighborhood character within individual Community Plans and the Core Findings ordinance, which consolidates and standardizes many required findings for discretionary approvals. These ordinances will foster better planning by improving project predictability, demystifying code language, and providing additional neighborhood protections.

In light of specific concerns regarding these two ordinances, the Planning Department has prepared a fact sheet "Myths and Facts about the Planning Department's Recent Initiatives" to clarify misconceptions about what these ordinances will and won't do.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning

ML:AB:TR

Attachment: *Myths and Facts about the Planning Department's Recent Initiatives*

MYTHS AND FACTS ABOUT THE PLANNING DEPARTMENT'S RECENT INITIATIVES:**Introduction**

In an effort to create a contemporary, 21st Century Zoning Code for the City of Los Angeles, the Department of City Planning has over recent years identified targeted improvements that will facilitate better context-sensitive planning, a more transparent entitlement process, and foster implementable long-range Community Plans. Two examples of such code amendments include the recently adopted Community Plan Implementation Ordinance, which allows for tailored regulations within individual neighborhoods and the proposed Core Findings Ordinance, which consolidates and standardizes many required findings for discretionary approvals. Findings are mandatory considerations that must be made in writing when determining if an entitlement application should be approved or denied.

At present, the Zoning Code is comprised of patchwork amendments that have over time resulted in convoluted and often redundant processes. The amendments proposed will move the Code toward a more simplified, user-friendly document without sacrificing opportunities for public input. Recently, there have been a few misconceptions about the nature of these ordinances. This handout serves to clarify the initiatives, point-by-point.

MYTH #1: The ordinances will give the Planning Department free reign and short-cut the public process.

FACT:

The Code reform efforts underway will make land use processes more transparent and easier for the public to participate. None of the Code Amendments would present an opportunity to shortcut the required public process. For example, future Community Plan Implementation Overlay districts must each be developed with substantial community input through a public process involving multiple public workshops and hearings. Once a district is in place, the community will have rules they can count on. Projects that would otherwise be built 'by-right' without being subject to Planning Department review would now receive a second level of review by the Planning Department, giving communities an additional safeguard. Also, the revised findings will not lessen the ability of stakeholders to participate in the public process nor eliminate any criteria that protects the citizenry from inappropriate land uses.

MYTH #2: The new ordinances will make it easier for the Planning Department at its sole discretion to approve larger buildings.

FACT:

The new ordinances cannot be used to approve larger, taller, or more massive buildings than are otherwise allowed by a property's zone. These ordinances will not, in any way, circumvent Zoning Code requirements and standards now on the books.



On the contrary, the new Community Plan Implementation Overlay offers better neighborhood protection by treating neighborhoods or corridors individually and responding to community concerns about the scale, size and character of development. This new zoning tool will allow communities to engage in a public process to create special zoning districts that can benefit their communities in a variety of ways including:

- Restricting the size, shape, and bulk of new buildings to make them more compatible with existing buildings
- Requiring that residential developments include more than the minimum Code-required open space, through increased set-backs, landscaping and amenities, to make communities more livable
- Prohibiting incompatible uses such as auto-repair, check cashing stores, and other uses that have the potential for disrupting quality of life
- Placing limits on the size, number, and placement of signs to reduce sign clutter and improve the physical appearance of commercial areas

Similarly, the Core Findings ordinance will provide more easily-understandable, consistent findings which better-articulate neighborhood protections and require evidence of neighborhood compatibility for new projects to be approved.

MYTH #3: All Specific Plans in the City will lose protections.

FACT:

The Core Findings ordinance will not lessen Specific Plan protections. None of the ordinances will delete existing protections or procedures in place. All existing procedures for project permit applications, deviations from Specific Plan regulations, and public notification will remain intact. Community Plan Implementation Overlays will not replace existing, adopted Specific Plan districts. Rather, the CPIO should be seen as another optional zoning tool for neighborhoods that currently lack a special zoning district that require protections beyond the basic Zoning Code regulations.

MYTH #4: The Planning Department will abuse the Administrative Clearance process.

FACT:

The CPIO ordinance is a new type of overlay intended for areas of the City that are not currently covered by a Specific Plan, Community Design Overlay, Historic District, or other type of special design district. Without a special district, most neighborhoods in the City are only subject to basic Citywide zoning regulations, which do not require architectural design or neighborhood compatibility for projects that can be built by-right (i.e reviewed only by the Department of Building and Safety). The CPIO ordinance introduces an additional check for projects that comply 100 percent with the regulations in a CPIO district. In this review, the Department of Building and Safety and Planning staff will confirm that a project meets ALL requirements in a special district. If a project does not comply with ALL regulations, the application will be denied for an Administrative Clearance and the Neighborhood Council will be



notified should the applicant request any form of relief from the regulations. The ultimate decision can always be appealed.

Myth #5: These ordinances were developed behind closed doors with little opportunity for public input.

FACT:

In light of a growing work program, the Planning Department has initiated these key proposals to amend parts of the Zoning Code in order to improve efficiencies in the application procedures and project administration, while at the same time, advancing our efforts to create an inclusive public process. The Community Plan Implementation Ordinance, for example, grew out of the New Community Plan program when it became clear that many communities desire additional design protections. The CPIO ordinance was conceived as a way of providing additional protections without the tremendous staffing demands of other types of zoning districts. This would ensure that Community Plan policies and programs can be implemented swiftly and in a way that incentivizes projects to comply with regulations outright.

When the CPIO tool was presented at a publicly noticed workshop on March 19, 2009, the audience was in general support of the proposal. When the CPIO tool came before the City Planning Commission, two speakers spoke in favor of the ordinance. Many communities currently undergoing a Community Plan update are eager to use this tool to meet their neighborhood's needs. In these communities, where Community Plans are currently being updated, Planners are working collaboratively with community stakeholders to identify neighborhood issues and concerns through a series of public workshops. This new ordinance provides one additional tool in the Zoning Code aimed at protecting neighborhood character by establishing regulations that are tailored to individual communities where concerns have been expressed.

MYTH #6: Projects will be able to be built without an Environmental Impact Report (EIR).

FACT:

All discretionary actions must comply with the California Environmental Quality Act (CEQA). None of the proposed initiatives will override CEQA. As is the current practice, EIRs will still be required on significant projects exceeding certain environmental thresholds. Similar to Specific Plans and other types of Overlay Districts in the Los Angeles Municipal Code, the requirements of a CPIO District will be IN ADDITION to the regulations of the underlying residential, commercial, or industrial zone. The California Environmental Quality Act thresholds used in determining the appropriate level of environmental review (i.e. Negative Declaration, Mitigated Negative Declaration, or EIR) will be unchanged. Projects in overlay districts actually receive increased environmental review as compared to by-right projects reviewed solely by the Department of Building and Safety. All projects within future CPIO districts will be subject to California Environmental Quality Act requirements and the City's adopted thresholds of significance. None of the proposed ordinances could directly or indirectly weaken the level of environmental review.



MYTH #7: Community Plan Implementation Overlay districts will roll over existing regulations in Community Plans and will be adopted in lieu of new or updated Community Plans.

FACT:

As the name of the ordinance suggests, Community Plan Implementation Overlay districts will implement the goals and policies of adopted Community Plans and will not be adopted in lieu of updating the City's 35 Community Plans. When special zoning districts are established they support and strengthen the effectiveness of Community Plans, which provide the blueprint and vision for each of the City's communities.

In fact, for Community Plan policies dealing with neighborhood character and compatibility to be implemented effectively and consistently, establishing neighborhood-specific zoning requirements can ensure that Community Plans policies about neighborhood compatibility are carried out on new buildings. Basic zones in the Los Angeles Municipal Code are limited when it comes to approaching neighborhood-specific concerns. This is why tools like CPIOs, Specific Plans, Community Design Overlays and Pedestrian-Oriented Districts – normally adopted shortly after a Community Plan is updated - are necessary to drill down to important context-sensitive design and compatibility issues at the neighborhood level.

For more information about these ordinances, please contact Michelle Sorkin or Tom Rothmann:

michelle.sorkin@lacity.org or 213.978.1199

tom.rothmann@lacity.org or 213.978.1370



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NO FEE—
GOV'T CODE § 6103

9 Attorneys for Respondent,
10 CITY OF LOS ANGELES

11 SUPERIOR COURT OF THE STATE OF CALIFORNIA
12 FOR THE COUNTY OF LOS ANGELES

13 WILLIAM E. KUZMIN,) Case No.: BS 157882
14)
15 Petitioner,) NOTICE OF RULING – ORDER
16 vs.) SUSTAINING DEMURRER TO
17) PETITION FOR WRIT OF MANDATE
18 CITY OF LOS ANGELES; a municipal) WITHOUT LEAVE TO AMEND
19 corporation; LOS ANGELES CITY)
20 COUNCIL; LOS ANGELES DEPARTMENT) Judge James C. Chalfant
21 OF CITY PLANNING,) Department 85
22)
23 Respondent.) Date: April 26, 2016
24) Time: 1:30 p.m.
25) Department: 85
26)
27) Petition Filed: September 16, 2015
28)

1 **TO THE COURT AND TO ALL PARTIES AND THEIR COUNSEL OF RECORD:**

2 **PLEASE TAKE NOTICE** on Tuesday, April 26, 2016 at 1:30 p.m. in Department 85 of
3 the above-entitled court located at 111 North Hill Street, Los Angeles, California 90012, the
4 Honorable James C. Chalfant, Judge presiding, Deputy City Attorney Ernesto Velázquez
5 appeared on behalf of Respondent City of Los Angeles, Los Angeles City Council, and Los
6 Angeles Department of City Planning (collectively "City"). Petitioner William E. Kuzmin
7 appeared In Pro Per.

8 The Court, having considered the briefing submitted by the parties and having heard oral
9 argument, sustained Respondent's Demurrer to Petition for Writ of Mandate without leave to
10 amend. A copy of the Court's tentative ruling is attached as Exhibit A. The Court scheduled an
11 Order to Show Cause re: Dismissal for May 17, 2016 at 1:30 p.m.

12 The Court instructed attorneys for the City to give notice of the above ruling.

13
14
15 Dated: April 28, 2016

Respectfully submitted,

16 **MICHAEL N. FEUER**, City Attorney
17 **TERRY KAUFMANN MACIAS**, Assistant City Attorney
18 **ERNESTO VELÁZQUEZ**, Deputy City Attorney

19 By: 
20 **ERNESTO VELÁZQUEZ**

21 Attorneys for Respondent
22 **CITY OF LOS ANGELES**

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PROOF OF SERVICE

I, the undersigned, say: I am over the age of 18 years and not a party to the within action or proceeding. My business address is 701 City Hall East, 200 North Main Street, Los Angeles, California 90012.

On April 28, 2016, I served the foregoing documents described as: **NOTICE OF RULING – ORDER SUSTAINING DEMURRER TO PETITION FOR WRIT OF MANDATE WITHOUT LEAVE TO AMEND** on all interested parties in this action by placing copies thereof enclosed in a sealed envelope addressed as follows:

William E. Kuzmin
17320 Los Alimos Street
Granada Hills, CA 91344
Tel: (818) 634-5344
Email: william@williamkuzmin.com
Petitioner In Pro Per,
WILLIAM E. KUZMIN

12 **BY MAIL** –I deposited such envelope in the mail at Los Angeles, California, with first class postage thereon fully prepaid. I am readily familiar with the business practice for collection and processing of correspondence for mailing. Under that practice, it is deposited with the United States Postal Service on that same day, at Los Angeles, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postage cancellation date or postage meter date is more than one (1) day after the date of deposit for mailing in affidavit; and/or

17 **BY ELECTRONIC MAIL** – I transmitted via EMAIL the document(s) listed above to the parties set forth above on this date.

18 **BY OVERNIGHT COURIER** - I deposited such envelope in a regularly maintained overnight courier parcel receptacle prior to the time listed thereon for pick-up. Hand delivery was guaranteed by the next business day.

21 I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on April 28, 2016, at Los Angeles, California.

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MWITA HAYDEN

M:\REAL PROP_ENV_LAND USE\LAND USE\ERNESTO VELAZQUEZ\KUZMIN V COLA LITIGATION\DEMURRER\NOTICE OF RULING.DOCX

Exhibit A

Respondent City of Los Angeles ("City") demurs generally to the Petition for Writ of Mandate filed by Petitioner William E. Kuzmin ("Kuzmin").

The court has read and considered the moving papers, opposition, and reply, and renders the following tentative decision.

A. Statement of the Case

Petitioner Kuzmin has been a homeowner in the Old Granada Hills ("OGH") area for 28 years. Pet. at 2. He owns a 1,296 square foot two-bedroom home built in 1927 situated on 12,600 square feet of land. Id. On July 2, 2015 Kuzmin met with the City Planner to apply for a lot split or zone change to erect a second home and/or add to the existing home. Id.

The application could not be processed because of the Neighborhood Conservation Interim Control Ordinance ("NCICO") currently in effect. Id. The NCICO restricts OGH homeowners to a 20% increase in the total square footage of their existing home structure. Id. This limits Kuzmin to a maximum addition of 260 square feet resulting in a maximum building size of 1,456 square feet. The NCICO additionally prevents the possibility of a second garage addition compared to the current Baseline Mansionization Ordinance ("BMO"), which would allow a total 6,000 square feet of living area. Id. Ex. B.

A family's home is usually their largest financial investment and should not be unfairly restricted. Pet. at 2. The average estimated single-family residence price per square foot is \$344 in OGH based on Multiple Listing Service ("MLS") data for the last 365 days. Id. The estimated loss of value from the NCICO restriction affecting the highest and best use is a \$767,936 loss in economic value. Id. The passage of the NCICO constitutes the taking of Kuzmin's real property in violation of the Fifth Amendment, as just compensation was not given. Pet. at 2-3.

The City violated the Brown Act (Government Code section 54950 *et seq.*), in a rush to conclude there is a current out of control mansionization problem in OGH. Pet. at 3. This is indicated by the erroneous data in the February 20, 2015 Los Angeles Department of City Planning's ("Planning Department") revised Categorical Exemptions and related California Environmental Quality Act ("CEQA") findings and previous reports from the Planning Department and the City Attorney on the then proposed NCICO. Pet. at 3. Ex. D. The OGH new permit and demolition data in the Planning Department CEQA findings report indicates the conclusions to justify an emergency Interim Control Ordinance ("ICO") are erroneous and/or false. Id. The Planning Department has no substantial evidence to support the conclusion that the OGH character is threatened by the demolition of existing homes or a proliferation of two-story boxlike structures. Id. There are no findings of an immediate threat to the public's general welfare in OGH. Id. There are no findings to conclude that OGH is an affluent community. Id.

The City failed to comply with conditions set forth in Government Code section 65858. Pet. at 4. Councilman Mitch Englander did not provide the Planning Department any substantial evidence of a current or future trend of large hulking two-story boxlike structures that are an immediate threat to the public's general health, safety, or welfare in the OGH Area. Id. Planning

Department correspondence reveals no data was submitted to support the Government Code section 65858 conditions for a new ICO. Pet. at 4, Ex. E. Emails were sent by Kuzmin to the City Council District 12 Chief Planner, Hanna Lee and the Planning Department requesting data submitted to the Planning Department identifying the existence of a current mansionsization problem as justification to include OGH in the NCICO. Pet. at 4, Ex. F. There was no response from Ms. Lee and no supporting data was sent to Kuzmin. The Planning Department report dated October 1, 2014 lists only five communities to be included in the NCICO. Pet. at 4, Ex. G. The Planning Department CPRA report lists a demolition ratio between the project area and the city at large. Pet. at 4, Ex. D. The table is false when applied to OGH. Id. There are no demolition permits for existing single family homes in OGH contained in the raw data. Id.

The inclusion of OGH in the NCICO was never posted as an agenda item by the City Council Planning and Planning and Land Management Committee ("PLUM") which is a violation of agenda item description requirements of the Brown Act. Pet. at 5-6. At the October 21, 2014 PLUM meeting the submission of four more communities including OGH were added to the consent calendar for inclusion in the NCICO. Pet. at 6, Ex. 1. This was a significant change to the consent agenda items and the PLUM committee did not allow public comment on the addition of the OGH to the NCICO after the change to the consent calendar. Pet. at 6. The OGH was included by City Councilman Mitch Englander's hostile amendment into the NCICO motions scheduled on the consent calendar at the October 21, 2014 PLUM meeting. Pet. at 8, Ex. 1. The NCICO agenda items were identified as "continued" because the PLUM committee did not have a quorum when the proposed NCICO public comment was first heard at the October 7, 2014, PLUM committee meeting. Id. Failure to take public comment at the October 21, 2014 PLUM meeting was a Brown Act violation and a violation of the City Council rules. Pet. at 8.

Per Government Code section 65858 (c) a procedural violation occurred when the Planning Department did not comply with the condition to submit legislative findings or factual evidence to substantiate the description that residents of OGH are experiencing: "a proliferation of large two-story boxlike structures posing an immediate current threat to the public health, safety and welfare." Pet. at 9.

Further, including OGH in the NCICO was a violation of Government Code section 65858(3)(1)(f) because all allowable ICO extensions have expired. Pet. at 10, Ex. I. The underlying project is the OGH Residential Floor Area ("RFA") overlay district included in the proposed Knollwood/Granada Hills Community Plan. Pet. at 10. The first initiation of the mansionsization supplemental use overlay district was in 2004. Id. In 2006 a second ICO was created while the plan was updated to include the overlay district in the proposed community plan and extended in 2007. Id. In 2008 the BMO was passed but the OGH RFA overlay district was not removed. Id.

The City and the Planning Department did not meet the requirements of Los Angeles Municipal Code ("LAMC") section 12.32, which sets forth the public notice requirements for zoning project changes. Pet. at 11. The residential property owners have not been informed or afforded the opportunity for public input on the specific OGH RFA district and zone changes. Id. The previous community input is outdated and erroneous as approximately 66 percent of the properties in the OGH area have changed owners since 2002 when the plan was first formulated. Id. Any community input received previously by the Planning Department is not reflective of the current owners, who have not been notified of the proposed OGH RFA restrictions included in the

proposed community plan. Id.

There is a 90-day limit in the LAMC for zoning changes. Pet. at 12. The active initiation date is May 23, 2013, when the City Planning Commission recommended approval of the plan without a final Environmental Impact Report (EIR) for submission to the PLUM committee of the City Council. Pet. at 13. The time period for ratification has expired and has not been extended by official action. Id. The OGH RFA district was not ratified within the 90 day time period. Id. Therefore, the initiation of the OGH RFA district is null and void and must be removed from the proposed new Granada Hills Community Plan. Id.

Kuzinin seeks a writ of mandate commanding Respondents to rescind all approvals issued in support of the NCICO and enjoin Respondents from taking any action to implement any RFA overlay district. Pet. at 15-16.

B. Applicable Law

Demurrers are permitted in administrative mandate proceedings. CCP §§1108, 1109. A demurrer tests the legal sufficiency of the pleading alone and will be sustained where the pleading is defective on its face.

Where pleadings are defective, a party may raise the defect by way of a demurrer or motion to strike or by motion for judgment on the pleadings. CCP §430.30(a); Coyne v. Krempels, (1950) 36 Cal.2d 257. The party against whom a complaint or cross-complaint has been filed may object by demurrer or answer to the pleading. CCP §430.10. A demurrer is timely filed within the 30-day period after service of the complaint. CCP § 430.40; Skrbina v. Fleming Companies, (1996) 45 Cal.App.4th 1353, 1364.

A demurrer may be asserted on any one or more of the following grounds: (a) The court has no jurisdiction of the subject of the cause of action alleged in the pleading; (b) The person who filed the pleading does not have legal capacity to sue; (c) There is another action pending between the same parties on the same cause of action; (d) There is a defect or misjoinder of parties; (e) The pleading does not state facts sufficient to constitute a cause of action; (f) The pleading is uncertain ("uncertain" includes ambiguous and unintelligible); (g) In an action founded upon a contract, it cannot be ascertained from the pleading whether the contract is written, is oral, or is implied by conduct; (h) No certificate was filed as required by CCP §411.35 or (i) by §411.36. CCP §430.10. Accordingly, a demurrer tests the sufficiency of a pleading, and the grounds for a demurrer must appear on the face of the pleading or from judicially noticeable matters. CCP §430.30(a); Blank v. Kirwan, (1985) 39 Cal.3d 311, 318.

The face of the pleading includes attachments and incorporations by reference (Frantz v. Blackwell, (1987) 189 Cal.App.3d 91, 94); it does not include inadmissible hearsay. Day v. Sharp, (1975) 50 Cal.App.3d 904, 914.

The sole issue on demurrer for failure to state a cause of action is whether the facts pleaded, if true, would entitle the plaintiff to relief. Garcetti v. Superior Court, (1996) 49 Cal.App. 4th 1533, 1547; Limandri v. Judkins, (1997) 52 Cal.App.4th 326, 339. The question of plaintiff's ability to prove the allegations of the complaint or the possible difficulty in making such proof does not concern the reviewing court. Quelimane Co. v. Stewart Title Guaranty Co., (1998) 19 Cal.4th 26, 47. The ultimate facts alleged in the complaint must be deemed true, as well as all facts that may be implied or inferred from those expressly alleged. Marshall v. Gibson, Dunn & Crutcher, (1995) 37 Cal.App.4th 1397, 1403. Nevertheless, this rule does not apply to allegations expressing mere

conclusions of law, or allegations contradicted by the exhibits to the complaint or by matters of which judicial notice may be taken. Vance v. Villa Park Mobilehome Estates, (1995) 36 Cal.App.4th 698, 709.

C. Analysis¹

Respondent City asserts that Kuzmin's Petition is barred by the statute of limitations in Government Code² section 65009(c)(1)(B), which provides that facial challenges to zoning ordinances must be brought within 90 days of the ordinance's enactment.³ The NCICO was adopted on March 25, 2015, and subsequently extended on April 29, 2015. RJN Ex. A. The Petition was filed on September 16, 2015, more than 90 days after both the enactment and the extension.

City contends that the Petition is a facial challenge to the NCICO because Kuzmin seeks rescission of the NCICO, alleging that its passage violated the Fifth Amendment, the Brown Act, and the LAMC. Pet. at 2, 6, 8. The Petition alleges that the NCICO cannot be enforced at all, and does not contend that it is unlawful only as applied to Kuzmin. Pet. at 15. Kuzmin does not disagree with the City's characterization of his Petition as a facial challenge to the NCICO.

Section 65009(c)(1)(B) sets a short, 90-day limitations period for filing and serving a petition challenging "the decision of a legislative body to adopt or amend a zoning ordinance." Honig v. San Francisco Planning Dept., ("Honig") (2005) 127 Cal.App.4th 520, 526 (90-day statute of limitations applied to "a writ petition challenging issuance of a building permit issued in conjunction with a zoning variance, if the gravamen of the petition is that the variance was improperly granted.") (emphasis in original); Travis v. County of Santa Cruz, (2004) 33 Cal.4th 757, 767. Section 65009(a)(3) expressly provides, in part: "(3) The purpose of this section is to provide certainty for property owners and local governments regarding decisions made pursuant to this division." The legislative intent for this provision "is to establish a short limitations period in order to give governmental zoning decisions certainty, permitting them to take effect quickly and giving property owners the necessary confidence to proceed with approved projects." Wagner v. City of South Pasadena, (2000) 78 Cal.App.4th 943, 948-49. Strict compliance with the limitations period is required. Id., at 950; see §65009(e).

Kuzmin argues that the NCICO is not a zoning ordinance subject to section 65009(c)(1)(B)'s limitation. Under section 65858, a legislative body may adopt an ICO without following the procedures otherwise required for adoption of a zoning ordinance. An ICO is an urgency measure prohibiting "any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time." §65858(a). Kuzmin distinguishes between zoning and planning, which is broader in concept, and argues that

¹ City asks the court to judicially notice the NCICO, BMO, and CPIO. The requests are granted. Evid. Code §452(b).

² All further references are to the Government Code unless otherwise stated.

³ City further claims that, to the extent the Petition states a claim under the Brown Act, such claims are barred because the Petition does not contain a declaration that Petitioner made a demand under Gov't Code section 54960.1. Kuzmin does not provide any argument in opposition to this issue, and the demurrer is sustained as to the Brown Act claims.

an ICO is an exercise of a local agency's police power for planning, not a zoning ordinance subject to section 65009(c)(1)(B)'s short statute of limitations. Opp. at 3.

Application of a statute of limitations depends on the gravamen of the cause of action. Honig, supra, 127 Cal.App.4th at 524; Hensler v. City of Glendale, (1994) 8 Cal.4th 1, 22. The Planning and Zoning Law (§6500 *et seq.*) establishes the authority of local agencies to regulate the use of land. Gonzalez v. County of Tulare, (1998) 65 Cal.App.4th 777, 784. A zoning ordinance regulates the geographic allocation and allowed uses of land. Id. An ICO issued pursuant to section 65858 is a zoning ordinance regulating land use that is authorized by the Planning and Zoning Law. Its purpose is to allow a local legislative body to adopt an interim urgency zoning ordinance prohibiting land uses that may be in conflict with a land use measure proposal which the legislative body is studying or intends to study within a reasonable time. 216 Sutter Bay Associates v. County of Sutter, ("216 Sutter Bay") (1997) 58 Cal.App.4th 860, 869. The gravamen of the Petition is not a challenge to City's planning process; it is a challenge to the NCICO's interim restrictions on land use. Since the gravamen of Kuzmin's Petition is a facial challenge to the NCICO's restrictions on land use, it is a challenge to a zoning ordinance governed by the 90-day limitations period in section 65009.

California courts consider an ICO under section 65858 a zoning ordinance. In Bank of the Orient v. Town of Tiburon, (1990) 220 Cal.App.3d 992, the court held that section 65858 occupied the field of "zoning moratoria", and therefore prevented a city from independently imposing a zoning moratorium ordinance. Id. at 1005. In 216 Sutter Bay, the court differentiated between an "interim urgency zoning ordinance" under section 65858 and an "ordinary urgency ordinance" issued under section 25123 and seeking the "immediate preservation of the public peace, health, or safety". 58 Cal.App.4th at 869, 873. The purpose of section 65009 -- providing certainty for property owners and local governments regarding zoning decisions through a short limitations period --- would not be satisfied if an ICO's restrictions on land use were not subject to a 90 day statute of limitations. An ICO under section 65858 is exactly the sort of land use decision for which any challenge to an ICO should be resolved as quickly as possible to ensure certainty.

None of the cases cited by Kuzmin support a conclusion that an ICO is not a zoning ordinance. In Building Industry Legal Defense Foundation v. Superior Court, (199) 72 Cal.App.4th 1410, the issue was whether a city could use an ICO to prohibit the formal processing of a development permit, which the court answered in the negative because zoning laws determine permitted uses. Id. at 1415, 1420. The court did not discuss whether an ICO is issued pursuant to zoning law or police power. Similarly, O'Loane v. O'Rourke (1965) 231 Cal.App.2d 774 dealt with the issue of whether a city's general plan was legislative in character and subject to the referendum power. Id. at 779. Again, the court did not discuss whether an ICO was a zoning ordinance. Kuzmin has shown no support for his claim that an ICO is a police power ordinance not subject to section 65009.

Kuzmin argues that the legislative history of section 65858 demonstrates that ICOs are not zoning ordinances. Former section 65806 used the phrase "temporary zoning ordinance" which was replaced with current section 65858's phrase "interim ordinance". See Anderson v. City Council of City of Pleasant Hill, (1964) 229 Cal.App.2d 79, 92-93. Under the rules of statutory interpretation, a material change or amendment in the language of a statute infers an intent to change the law. In re Marriage of Duffy, (2001) 91 Cal.App.4th 923. Kuzmin therefore asserts that the change in statutory language indicated a legislative intent that an ICO is not a zoning

ordinance. Opp. at 4-5.

As City points out (Reply at 3), section 65858 provides that an ICO may be adopted “[w]ithout following the procedures otherwise required prior to the adoption of a zoning ordinance.” §65858(a) (emphasis added). In providing an exception to the general procedure, the statute demonstrates that an ICO is a subset of the general category of “zoning ordinance.” If, as Kuzmin claims, an ICO is not a zoning ordinance, there would be no need to distinguish the general procedure for adopting one. Similarly, Kuzmin’s arguments that (a) an ICO cannot be a zoning ordinance because section 65854 mandates that a zoning ordinance be referred to a city’s planning commission before approved by a city council, and (b) the City Charter requires that the Planning Commission review and recommend a zoning ordinance lack merit in light of section 65858(a)’s express exception to the procedure otherwise required for adoption of a zoning ordinance. *See* Opp. at 6-7.

The Petition is outside the statute of limitations provided by section 65009, and is time-barred.

D. Conclusion

City’s demurrer to the Petition is sustained without leave to amend. An OSC re: dismissal is set for May 17, 2016 at 1:30 p.m.

Mitch Englander and the proponents answers to why:

We are currently under an interim control ordinance (along with 9 other communities) while the mansionization ordinance is under review by the planning dept. Once our Community Plan is approved, the sliding scale in the residential floor area formula will go into effect. A 2500 sq. foot home on a 16K plus lot should be fine. The good news is that Councilman Englander announced last night at our Old Granada Hills Residents' Group Meeting that the Community Plan will be brought before the City Council's Planning and Land Use (PLUM) committee on October 20. Once approved there, it will proceed to City Council for final approval.

Dave Beauvais, President, OGHRG

As I suspected from the beginning, the administrator of this site is trying to use it for his own purposes. The RFA is in the community plan to protect the character and quality of the neighborhood of Old Granada Hills. It will prevent the "McMansions" that have been built by out-of-the area developers with no stake in the community. Mr. Kuzmin has not disclosed that he is a realtor and wants to see larger homes in the area because it means larger commissions for him when he sells a house in OGH. Protect your neighborhood from overbuilding, DO NOT sign this petition. Dave Beauvais, President, Old Granada Hills Residents' Group.

Tom Teimpidis from Knollwood Country Club 17 Sep

Sorry William, but I believe that the RFA is an excellent idea and a well conceived plan that will limit the McMansionization that has been increasingly plaguing much of L.A. I do not plan to sign the petition to overturn it and strongly urge that no one else sign it either! Presenting it as "stripping away your property rights" is misleading by omission at best, and an outright lie at worst, and does a disservice to Granada Hills and the residents at large.

Drew Raynor from Old Granada Hills 17 Sep

Sorry William but we and I mean a huge number of us, have worked SO hard to get this into place as we are so tired of the horrible sub- dividing of these lovely lots that define a large reason that people move here in the first place. By having a larger lot it allows neighbors far more peace and quiet. I for one do not want to live on top of other people. If you want that then go to Van Nuys , plenty of that there and you will enjoy lower property values and higher crime! It is short sighted at best to chop up properties and throws the rest of us under the bus as we are left with the over crowded neighborhoods, schools, parking, and emergency services.

Dave Beauvais from Old Granada Hills 5d ago

Mike: There has been plenty of notice of this process since the beginning. The decision to revise the Granada Hills/Knollwood Community Plan was in 2007. There were a number of well publicized workshops and community events sponsored by the Planning Department over the next few years. The Public Hearing was in February 2013, followed by public hearings by two planning commissions. These were all publicized by community groups such as Neighborhood

Councils. Whether the notice to the public hearing was by 1st class or 3rd class, I really don't think it would have made a difference in attendance, which was around 90 people. As someone who has been active in the community for many years, my experience is you are either engaged or you are not.

Dave Beauvais from Old Granada Hills 4d ago

Granada Hills North did not need to take any action on the Residential Floor Area proposal because there is no part of OGH within their boundaries. It is completely within Granada Hills South NC boundaries.

1 Linda Romney, Trustee
2 Marie F. Kloss Trust
3 17828 Tribune Street
4 Granada Hills, CA. 91344
5 (818) 363-3528
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11 "Old" Granada Hills Property Owners

Case No.: CPC-2006-5568-CPU
Council File No.: CF 15-1226

12
13 Vs.

PLUM Hearing Date: 5-3-16
Time: 2:30 P.M.
Place: 200 N. Spring Street, Room 395,
Los Angeles, CA. 90012

14
15 City of Los Angeles

REQUEST FOR CONTINUANCE,
NO NOTICES AND/OR UNTIMELY
NOTICES OF ACTIONS AND HEARINGS

16
17
18 I, Linda Romney, declare and state as follows:

19 1. I am the trustee of the Marie F. Kloss Trust, containing real property located at 17828
20 Tribune Street, Granada Hills, CA. 91344.

21 2. I also reside at 17828 Tribune Street, Granada Hills, CA. 91344.

22 3. I have personal knowledge of the following facts and, if called as a witness, could and
23 would competently testify thereto.

24 4. Without waiving my right to timely notification of hearings and related actions in
25 connection with Case Number CPC-2006-5568-CPU.

26 5. Pursuant to Municipal Code Section 32 D2., Planning and Land Use Meetings require
27 ten (10) days notice, attached hereto is a true and correct copy of the Department of City
28

1 Planning envelope, evidencing post mark of April 27, 2016. Short notice, only six (6) days
2 notice of May 3, 2016 PLUM hearing.

3 6. Therefore, a continuance is respectfully requested as said short notice is bias and
4 prejudicial to property owners and their representatives, depriving them of timely opposition.

5 7. Further, objection to violation of Municipal Code section 11.5.6 C. wherein notice of
6 all hearings is required to be sent to requested party. I have not received any notices from the
7 Los Angeles City Planning Commission Determination Mailing Date of October 2, 2015 in
8 Case No. CPC-2006-5568-CPU and CEQA: ENV-2006-5623-EIR, with the exception of the
9 aforementioned short notice.

10 8. Notice of the City Planning Commission Hearing on May 23, 2013, at 8:30 A.M. at
11 14410 Sylvan Street, Van Nuys, CA. was defective and short notice. Therefore, all actions and
12 notices thereafter were defective and null and void.

13 9. Anita Cerna's May 9, 2013 cover letter states the report is mailed to all persons who
14 signed in at the February 21, 2013 public hearing. Thus, only seventy three (73) notices were
15 mailed, 260 actual, of the approximately 36,200 Granada Hills land owners scheduled to loose
16 their property rights, through rezoning, and creation of a residential floor area (RFA) District,
17 etc....

18 10. Pursuant to Municipal Code section 12.32C49(B), twenty-four (24) days written notice
19 is required to all property owners within the affected Zone change area. Notice was Not Given
20 as required by the aforementioned section.

21 11. Further, pursuant to Municipal Code section 12.32C7, there is a ninety day time require-
22 ment for action by the City Council after the Planning Commission Determination. The
23 Applicant: City of Los Angeles, Determination Mailing Date by the Los Angeles City Planning
24 Commission was October 2, 2015. Obviously, the ninety (90) day action requirement by Los
25 Angeles City Council to the October 2, 2015 Los Angeles City Planning Commission ruling has
26 long since expired.

27 12. Pursuant to Municipal Code section 12.32C4 (#7) Council, Amended by Ord. No.
28 173,992, Eff. 7/6/01.

1 "The Council may approve or disapprove an application or
2 Initiate proposed land use ordinance. It shall approve an
3 Ordinance only after making findings that its action is
4 consistent with the General Plan and is in conformity with
5 Public necessity, convenience, general welfare and good
6 zoning practice. If the Planning Commission recommends
7 approval of an application, then the Council shall act within
8 90 days of receipt of the Planning Commission recommendation.
9 The 90 day time limit to act on a Planning Commission approval
10 of an application may be extended by mutual consent of the
11 applicant and the Council."

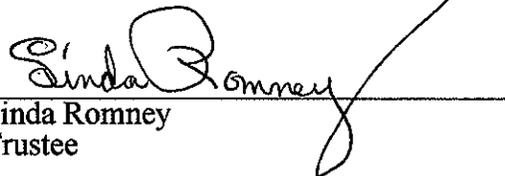
12 13. Time for Appellate Decision. The Council shall make its decision within 75 days
13 after the expiration of the appeal period. The 75 day time limit to act on an appeal may be
14 extended by mutual written consent of the applicant and the Council. If the Council fails to act
15 within this time limit, the failure shall constitute a denial of the application or disapproval of the
16 initiate land use ordinance.

17 14. Prior to the City Planning Commission Hearing on May 23, 2013, I obtained and
18 submitted opposition signatures to the draft Ordinance amending Section 12.04 of the Los
19 Angeles Municipal Code amending the zoning map. Further, opposition to the creation of a
20 Residential Floor Area District (RFA) and any restriction more encumbering than the Mansion-
21 nation Ordinance that effects the entire city of Los Angeles, and proposed Zone Changes.

22 15. Municipal Code Section 11.5.6C1 was violated in that requested notice of hearings was
23 not mailed to the requesting parties, appearing on said petition as requested.

24 I declare under penalty of perjury under the laws of the State of California that the
25 foregoing is true and correct.

26 Executed this second day of May 2016.

27
28

Linda Romney
Trustee



DEPARTMENT OF CITY PLANNING
POLICY PLANNING DIVISION
200 N. Spring Street, Room 667
Los Angeles, CA 90012

neopost[®]

04/27/2016

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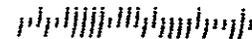
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ZIP 90012
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LINDA ROMNEY
17828 TRIBUNE ST.
GRANADA HILLS, CA 91344

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FIRST CLASS

2 City Plan Case: 2006-5568-CPU

3 Environmental Case: ENV-2006-5623-EIR

4 Old Granada Hills Residential Floor Area (RFA) District Ordinance, and Zone Changes

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12 **Opposition to Department of City Planning Recommendation Report**

13 North Valley Planning Commission

14 Date: May 16, 2013

15 Time: 4:30 P.M.

16 Place: 14410 Sylvan St., Van Nuys, CA.

17 City Planning Commission

18 Date: May 23, 2013

19 Time: 8:30 A.M.

20 Place: 14410 Sylvan St., Van Nuys, CA.

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Objection to written objections submission ten (10) days before the City Planning Commission hearing on May 23, 2013, as said report was received the day response was due, on May 13, 2013. Therefore, a reasonable time was not afforded for review of the **forty seven (47) page** document or response thereto. Further, objection on the basis the Granada Hills land owners were prevented from seeking legal representation due to the short notice and were irrevocably bias and prejudiced. Since, only timely written objections are considered on appeal, a continuance of the May 23, 2013 hearing date before the City Planning Commission is respectfully requested.

In contrast, a property owners' zone change request requires twenty four (24) days notice to all owners and occupants within a 500 foot radius, the City Planner, Anita Cerna's May 9, 2013 cover letter states the report is mailed to all persons who signed in at the February 21, 2013 public hearing. Thus, only seventy three (73) notices were mailed, 260 actual, of the approximately 36, 200 Granada Hills land owners scheduled to lose their property rights, through rezoning, creation of a residential floor area (RFA) District, etc..... In the quasi judicial process, landowners or aggrieved persons are guaranteed *reasonable* notice and an opportunity to be heard. Mohilef vs. Janovici (1996) 51 Cal. App. 4th 267. All the Granada Hills property owners property rights are adversely effected by the updated Granada Hills-Knollwood Community Plan, they are within 500 feet of zoning change, RFA, etc... and have been denied due process and reasonable notification.

1 Without waiving the request for a continuance of the May 23, 2013, public hearing
2 before the City Planning Commission.

3 The State of California requires citizen participation in the preparation of amendment
4 of community plans. General plan Government Code Section 65351 reads, "During the preparation
5 or amendment of the general plan the planning agency shall provide opportunities for the involvement
6 of citizens, public agencies, public utility companies, civic education , and other community groups
7 through public hearings....." In this instance, City Planning [Refer undated dcp report, P-1]
8 communication was minimal and **over six years** before their web site posting on October 11, 2012.
9 Obviously, the community could not participate because they were not notified. Dcp falsely assumes
10 that the predominately aged, seniors, of Granada Hills surf the web! Over six years ago, beginning
11 in October 2006, select Neighborhood Council members, and select Old Granada Hills Residence
12 Group members instilled their biased input to formulate preliminary general direction and proposed
13 plan. Only eighty seven (87) people voted in 2012 for members of the Granada Hills South
14 Neighborhood Council, not representative of the 36, 200 Granada Hills owners and occupants mailed
15 notice of the February 21,2013 hearing by dcp. The City Charter, Department of Neighborhood
16 Empowerment, does not require "Outreach" and therefore the communities input is discouraged.
17 Further, it is rare that any stake holder attends GHSNC general meetings, with exception of those on
18 the agenda to receive the taxpayers money. The aforementioned, from personal experience attending
19 GHSNC general meetings and zoning & land use meetings for the past approximate eight years.
20 OGHRG is a non elected, not representative of Granada Hills property owners, and self appointed
21 group dedicated to "the ultimate expression of Power is Control". The President of OGHRG is
22 Dave Beauvais, also President of GHSNC. Maria Fisk is the co-founder, and zoning/density for
23 OGHRG and author of the Granada Hills Community and Specific Plan for OGHRG and GHSNC.
24 Oddly, Maria Fisk, ordinance author and activist against "group homes", and opposition against
25 KOHL's 98,000 sq. ft. store in Granada Village communicated with the community, however,
26 concealment and quashing of information to those outside OGHRG. In fact, I first learned of the
27 zoning changes and RFA, "the red lining of Old Granada Hills" at the Feb. 21st public hearing.
28 Surprised, because I attend GHSNC and GHSZLU meetings for over eight (8) years!

1 Approximately, five (5) years ago March 5, 2008 an Environmental Impact Report
 2 meeting was attended by a mere 25 people approximately [P-1]. Dcp public workshop on July 29,
 3 2008 was attended by 85 people approximately [P-1]. Thereafter, four (4) meetings were conducted,
 4 to discuss recommended detailed changes. Dcp omitted the number of attendees!. Surely, 85 people
 5 do not meet the public participation requirement! **Over 300 Granada Hills homeowners oppose**
 6 **the zone changes and RFA!** I attended the public meetings in 2008, the Baseline Mansionization
 7 Ordinance (No. 179,883) had been drafted prior to March 21, 2008, effective June 29, 2008,
 8 however, it was never disclosed. Please note [A-5] is misleading, in fact, the maximum residential
 9 floor area (RFA) contained in all building and accessory building shall not exceed the following limits:

10 **L.A. City Mansionization Ordinance**

11 Zone	Lot Size	Max RFA (% of Lot Size)
12 R1	5,000	50%
13	7,500 +	45% or 3,750 sq. ft., whichever is greater
14	+ 20% Residential Floor Area Bonus per property if criteria met	

15
 16 **Granada Hills Community Plan Ordinance**

17 Zone	Lot Size	Max RFA (% of Lot Size)
18 R1	7,500	30% , up to 2,250 sq. ft.
19	7,500-10,999	25%, up to 2,750 sq. ft.
20	11,000 +	20%, up to 2, 750 sq. ft.

21 R1 lot size reduced from minimum 5,000 to 7,500 in "Old Granada Hills". Illogically, th
 22 larger the lot, the smaller the allowed house size! RED LINING is both illegal and unconstitutional.
 23 In addition, included in the total residential floor area: a) the first 400 sq ft of covered parking, b)
 24 detached accessory building cannot exceed 400 sq ft c) the first 250 sq ft of attached solid roof
 25 enclosed on more than two sides porches, patios, and breeze way, etc.... Since enclosed patios were
 26 built to code and retroactively effected by said Ordinance, as are other restrictions partially listed
 27 above retroactive, it logically follows that the Ordinance by law must apply retroactively, including
 28 home sq ft to all residents of Old Granada Hills and in fact to all Granada Hill properties retroactively!

1 Property owners are entitled to equal protection of the law under the 5th Amendment of
2 the U. S. Constitution. [Also, California Constitution Article I, Section 19]. Specifically the 5th
3 Amendment of the U.S. Constitution states, in pertinent part as follows: “No person shall
4 be....deprived of ...property, without due process of law; nor shall private property be taken for public
5 use, without just compensation. In this instance, inverse condemnation or a “taking” without “just
6 compensation” by the City’s regulations or actions that cause economic damage due to the temporary
7 of permanent loss of the use of the owners’ property.

8 The department of City planning, and its public administrative officers are required to
9 investigate facts, or ascertain the existence of facts, hold hearings, and draw conclusion from them,
10 as a basis of their action, and to exercise discretion of a judicial nature. The last Plan Update in 1996
11 to the Granada Hills-Knollwood Community listed demographics according to the 1990 census,
12 no recent census information was provided as a foundation for evidencing the necessity of zone
13 changes, and RFA for Old Granada Hills as defined from the entire L.A. City Mansionization
14 Ordinance. Pertinent facts omitted include, but are not limited to: Current Population of Granada
15 Hills, which represents what percentage of the City of Los Angeles’ residents. Did the Community
16 population increase or decrease since 1990, and by how much? What was the average growth or
17 decline per year? During the same period, what was the city and county rate of growth or decline per
18 year, respectively? What are the median and average age of the Community’s population? How does
19 that age compare with the city population? According to the 1990 Census, the largest age difference
20 between the Community and the city occurred the 45-64 age group which represented 23% of the
21 Community total population, compared to only 17% in the City. Obviously, thirteen (13) years later
22 two generations are in the senior citizen category! Equally Important, what is the Community’s
23 household size? What are the percentages of renters to owner occupied homes within the
24 Community? Further, where are the facts that reflect the collapse of the Real Estate Market,
25 especially record trust deed sales surpassing the great depression and the compression of the family
26 unit, characterized by two or three generations sharing one household! Without the required accurate
27 accounting of the aforementioned demographics, which form the foundation, how can a reasoning
28 person justify the content of the updated Granada Hills-Knollwood Community and Specific Plan?

1 The inconsistency to the general plan with emphasis on growth is in sharp contrast to the
2 Granada Hills Community, and Specific Plans with unsubstantiated decline, stagnation, zoning
3 restrictions and RFA that would result in unnecessary hardships inconsistent with the general
4 purposes and intent of the zoning regulations. Further, what are the facts which evidence special
5 circumstances applicable to “Old Granada Hills”, and RFA ,that do not generally apply to other
6 property in the same zoning and vicinity? Random leaps from plan objectives to conclusions!

7 In addition, what are the facts that evidence the necessity of depriving the enjoyment of a substantial
8 property right or use generally possessed by other property in the same zone and vicinity of “Old
9 Granada Hills” and the Granada Hills Community from the other 34 Community and Plans?

10 Further, what are the facts which evidence the granting of the zone changes, especially residential,
11 and the RFA, will not adversely affect any element of the General Plan? In fact, the zone changes,
12 and RFA will be materially detrimental to the public welfare, injurious to property and improvements,
13 economically devastating to owners property values. Where is the fiscal impact of the Zone Changes
14 and RFA’s to the County Property Tax Revenue. Obviously, Granada Hills properties would require
15 reassessment, as owners values decrease based on limited building restrictions. Realtor’s would
16 be required to disclose the restrictions to potential owners which would greatly reduce the selling
17 price. Properties purchased with clear deeds would be retroactively subjected to restrictions similar
18 to those imposed by an association. Had said owners been noticed of the proposed changes while
19 the real estate market was up, the majority would have chosen to sell and move from Granada Hills.
20 Homeowner’s affected by the RFA, such as myself will be forced to lease my home of fifty years, and
21 move, a financial hardship that is unacceptable! Clearly, a prejudicial abuse of discretion! The
22 requirements by law have not been met, the Planning Department’s recommendations are not
23 supported by the findings and the findings are not supported by evidence. CCP Section 1094.5(b).
24 The “findings” are the reasons or explanation for how the City Planning Department’s reached its
25 decisions as set forth in the recommendations. The administrative process lacks integrity, eroded
26 the public confidence, the planning department recommendations are not reasonable or equitable,
27 the property owners question the rationale for said recommendations.

28

1 Objection to Department of City Planning Notice of Open House & Public Hearing,
2 form and content, scheduled for Thursday, February 21, 2013 as unofficial in appearance, resembling
3 that of "junk mail" defective, deceptive, inaccurate, and misleading, in its content, to the degree that
4 said notice should be corrected and re mailed to property owners/residents of Granada Hills.

5 **Exhibit "1"** , attached hereto is a true and correct copy of the "**Draft Land Use and Zone**
6 **Change Map**" in the center of said notice, dated Dec. 2012 by dcp, with **Areas of Change** noted
7 by **dark shading**. **The zone changes and RFA was not noted as an area of change!**

8 The properties "**RED LINED**" as **OLD GRANADA HILLS RESIDENTIAL DISTRICT**
9 **ORDINANCE** is omitted from said map. In fact, the "Old Granada Hills" is designated the same as
10 Granada Hills as a "Preservation Area". Preservation, meaning the same as existing. **Exhibit "2"**,
11 attached hereto is a true and correct copy of the **Ordinance Draft** dated January 2013. As a direct
12 result the property owners/residents were given notice by city planning, that their property was not
13 an area of change. The property owners relied of the accuracy of the map and did not attend the
14 open house & public hearing as they deduced from said map that their property was not effected by
15 change. Therefore, through fraud they were deprived of due process, and were not guaranteed
16 reasonable notice and an opportunity to be heard. Further, deprived of dcp's recommendations,
17 notice of North Valley Planning Commission hearing and City Planning Commission hearing notice.
18 dcp knew or should have known, based on the demographics in 1990, that the majority of the
19 property owners in Granada Hills are elderly and not on the web. In addition, their would be no
20 reason to further investigate on line, as dps falsely noticed their property was not affected!

21 **Exhibit "3"**, attached hereto is a true and correct copy of the envelope bearing the city insignia,
22 Official Notice, sent by the department of city planning notification of a single property owners
23 request for a zoning variance. Required to all owners and occupants within a 500 foot radius, and
24 with 24 days notice.

25 The Granada Hills-Knollwood Community Plan Update and dcp recommendations with zone
26 changes and RFA should not have been limited to only those who attended the Feb. 21, 2013 public
27 open house and hearing. Further, said notice should have been a minimum of 24 days before the
28 hearing, not ten.

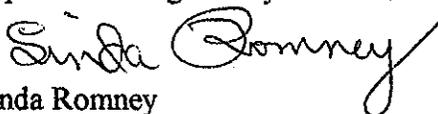
DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT COMMISSIONERS

Formal Complaint against Granada Hills South Neighborhood Council and their Zoning and Land Use Committee. Specifically: Actions and omission relating to Granada Hills-Knollwood Community Plan Update, and Old Granada Hills Residential Floor Area (RFA) District Ordinance. City Plan Case: 2006-5568-CPU, Environmental Case: ENV-2006-5623-EIR. Proposed deprivation of Property Rights as set forth in State and Federal Statutes, Case Law and respective Constitutions.

For the past approximately six (6) years, I have attended both the Granada Hills South Neighborhood Council and their Zoning and Land Use Committee meetings as a stakeholder, and not given a copy of the Community, Specific, and/or RFA. Repeatedly, at the aforementioned meetings I request "Outreach to the Community".

First disclosed, Thursday, March 7, 2013, GHSNC, by PLUM chair, Jerry Aslew, that they are not required to do any Outreach! This fact was confirmed by DONE's office. Not only were the stakeholders not consulted by GHSNC and/or PLUM, before, or after drafting the new Community Plan effecting their land use but, the policy and practice is to insure conformity. Verbal apposition is not permitted, met with sever hostility, shouting over, and quashed by Maria Fisk, and Dave Beauvais. Maria Fisk drafted the Community, Specific, and "Old Granada Hills RFA", GHSNC PLUM committee member (stakeholder). Maria Fisk is also on the Board of Directors as Zoning/Density of Old Granada Hills Residents Group. Dave Beauvais is President of GHSNC and Old Granada Hills Residence Group. OGHRG is a nonprofit organization of like minded residents. Calendared for 3-7-13, by GHNNC as a Community Plan Discussion group with GHSNC, to avoid Brown Act requirements, the secretive meeting first order of business as stated by President, Dave Beauvais, was to assure agreement and eliminate contradictions between the North and South Neighborhood Councils. At the end of the meeting, prior to adjourning, I asked why GHSNC and/or PLUM did not do outreach to the stakeholders and receive input, before, or after drafting the new Community Plan effecting their land. Dave Beauvais responded, by referring to the "Old Granada Hills Residents Group" newsletter. I stated I do not attend, nor am I a member of OGHRG. My property and that of my neighbors was not purchased with a restriction of a "Residence Group". Maria Fisk stated, "she had personally given notices of "KOHL's and the Group Home Ordinance". Notices regarding land use/rights/ or changes were omitted. Clearly a conflict of interest, wherein the Old Granada Hills Residents' Group imposed their agenda upon the Granada Hills-Knollwood Community Plan, and RED LINING. Further compounded, Department of City Planning Notice of Open House & Public Hearing, scheduled for Thursday, February 21, 2013 was defective, deceptive, inaccurate, and misleading, to the degree that said notice should be corrected and mailed to property owners/ residents of Granada Hills.

The "**Draft Land Use and Zone Change Map**" in the center of said notice, with Areas of Change noted by dark shading. The properties "RED LINED" as OLD GRANADA HILLS RESIDENTIAL DISTRICT ORDINANCE are omitted from said map. As a direct result the property owners/residents were not given notice by city planning, GHSNC, deprived of due process, and did not attend the open house & public hearing as they deduced from said map that their property was not effected by change.


Linda Romney

3-18-13