



Granada Hills Home Depot Proposal Technical Review

Ms. Lisa W. Anderson

Dr. Stephen M. Hubbard

May 11, 2023

Introduction

- Presenters

- Lisa – Retired Financial Manager
- Stephen – Retired IT & Infrastructure Manager
- We would like to thank all of the community members who made this presentation possible

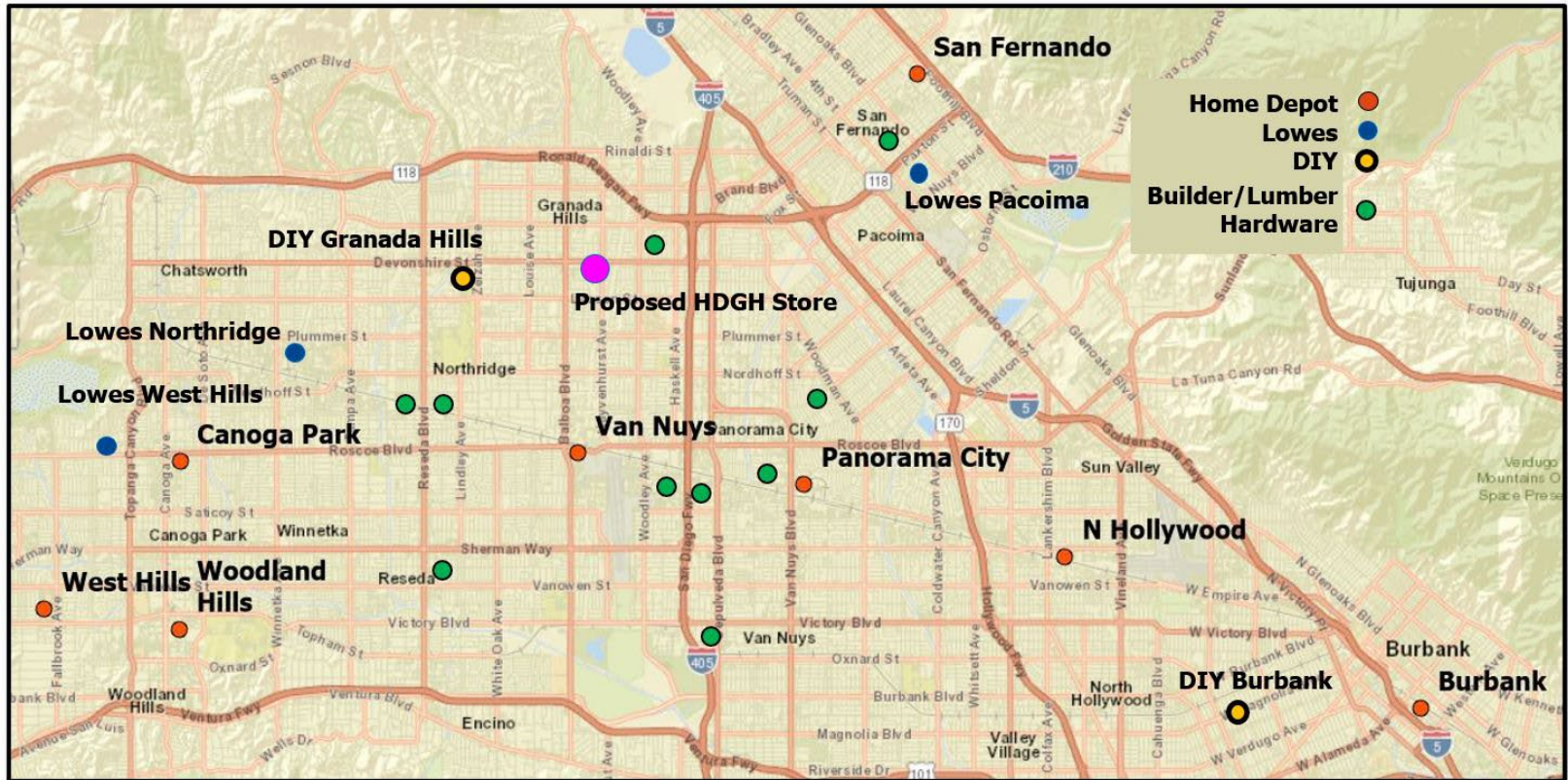
- Stop Home Depot Community Group

- Community members who live near the North Hills Shopping Center
- Pro business, not anti-Home Depot
- We believe the site is too small for the proposed store

Presentation Overview

- Issues – Is an Environmental Impact Report needed (EIR)?
 - Traffic & Access
 - Parking
 - Noise, light & vehicle pollution (24 hr. operations)
 - Pedestrian & Student Safety
 - Hazardous Materials & Safety
 - Specific & Community Plans
- Conclusions

SFV Home Improvement, Builder, Lumber & Hardware

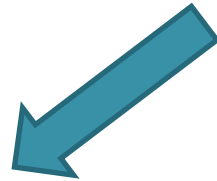


North Hills Shopping Center (NHSC)

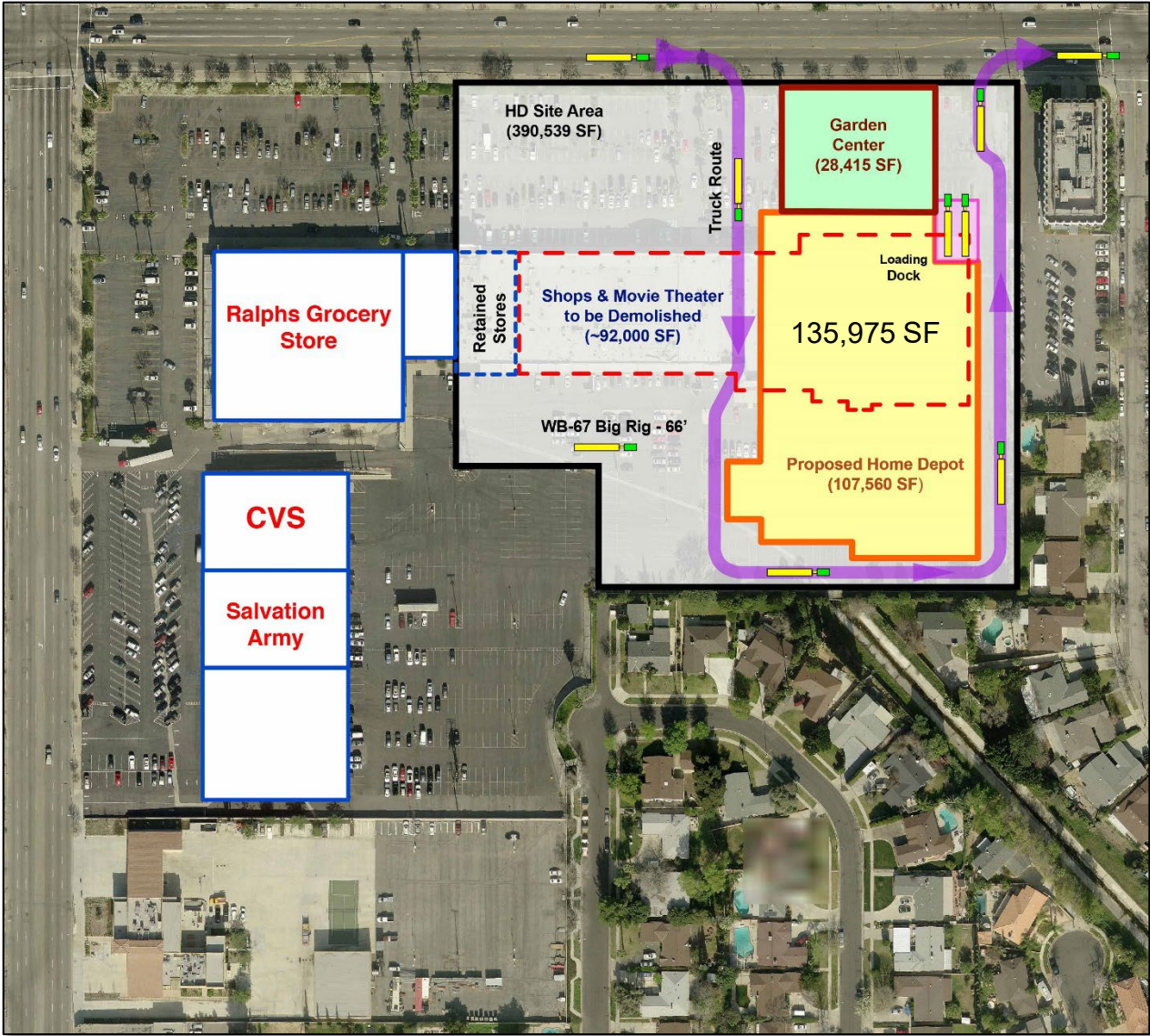


Source: GetDigsy.com

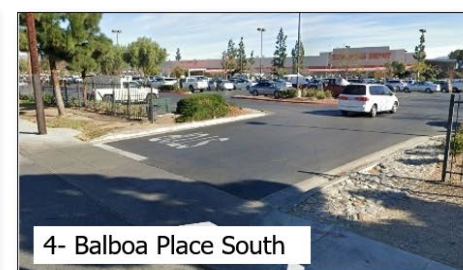
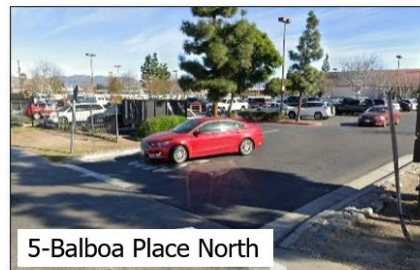
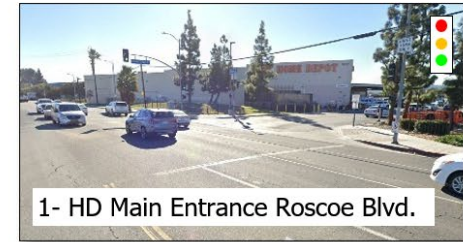
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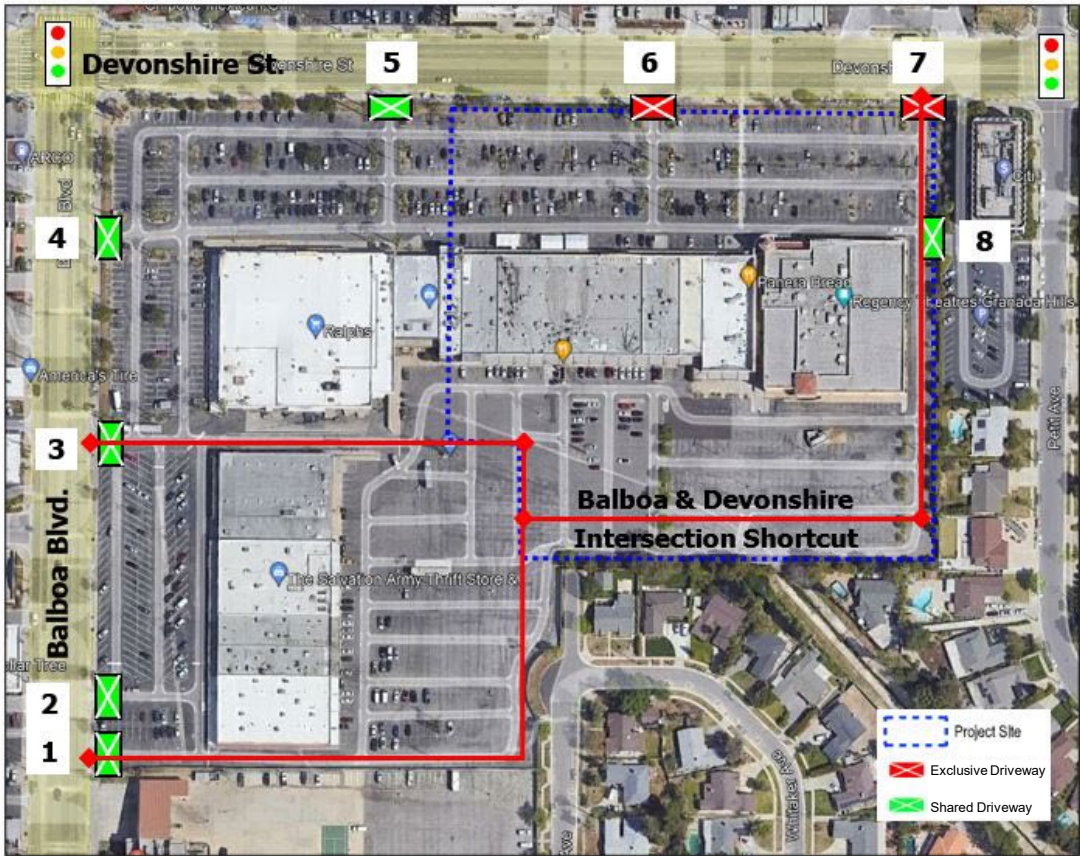
Proposed HD Granada Hills Store



HD Van Nuys Access (HD VN)



HD Granada Hills Access



HD VN & HD GH Access Points



HD Van Nuys



HD Granada Hills

HD TAR - Traffic Analysis Report

- TAR Issues

- Used data from 2016, before GHC TK-8 (Outdated)
- ITE method – estimate trips using set values of trips/1,000 SF
- 28,000 SF Garden Center will produce NO extra customers
- 20% of customers are “pass-by”
- **HD TAR – Traffic only slightly higher AM, less PM – No EIR**

- SHDCG traffic counts

- Counted only vehicles visiting portion to be torn down
- Included HSS Garden Center, Excluded cut-throughs at both sites

HD Van Nuys and North Hills Shopping Center Vehicle Counts ²³		
Location	Vehicles In/hr.* (7 AM – 9AM)	Vehicles Out/hr.** (2:30 PM – 4:30 PM)
Home Depot Van Nuys (HDVN)	418	387
North Hills Shopping Center (NHSC)	75	107
Ratio (HDVN/NHSC)	5.6	3.6
Ratio with NHSC traffic doubled (2x)	2.8	1.8
Ratio with NHSC traffic tripled (3x)	1.9	1.2
* Vehicles entering per hour (hr.) ** Vehicles exiting per hour. Counts are vehicles/hr. in the morning (AM) and vehicles exiting/hr. in the afternoon (PM).		

HD GH Traffic Study False

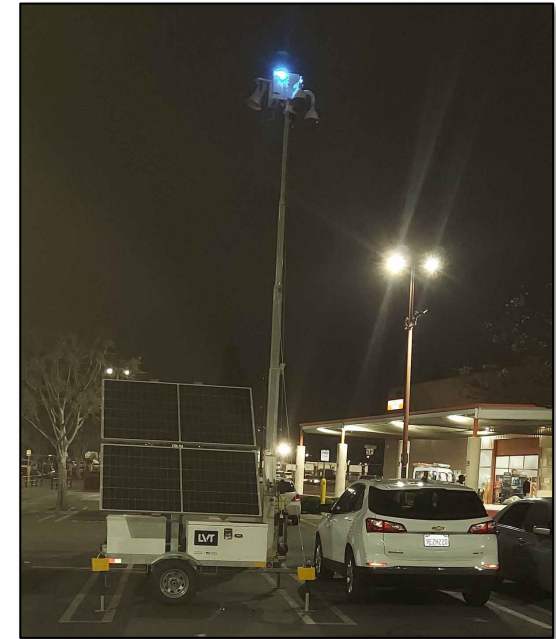
9:40 min

- Flawed TAR Causes Cascade of Errors

- Congestion analysis – Wrong
- Noise pollution – Wrong
- GHG emissions – Wrong
- Pedestrian safety analysis – Wrong
- Neighborhood impact – Wrong

- Why did HD pay \$\$ for estimates?

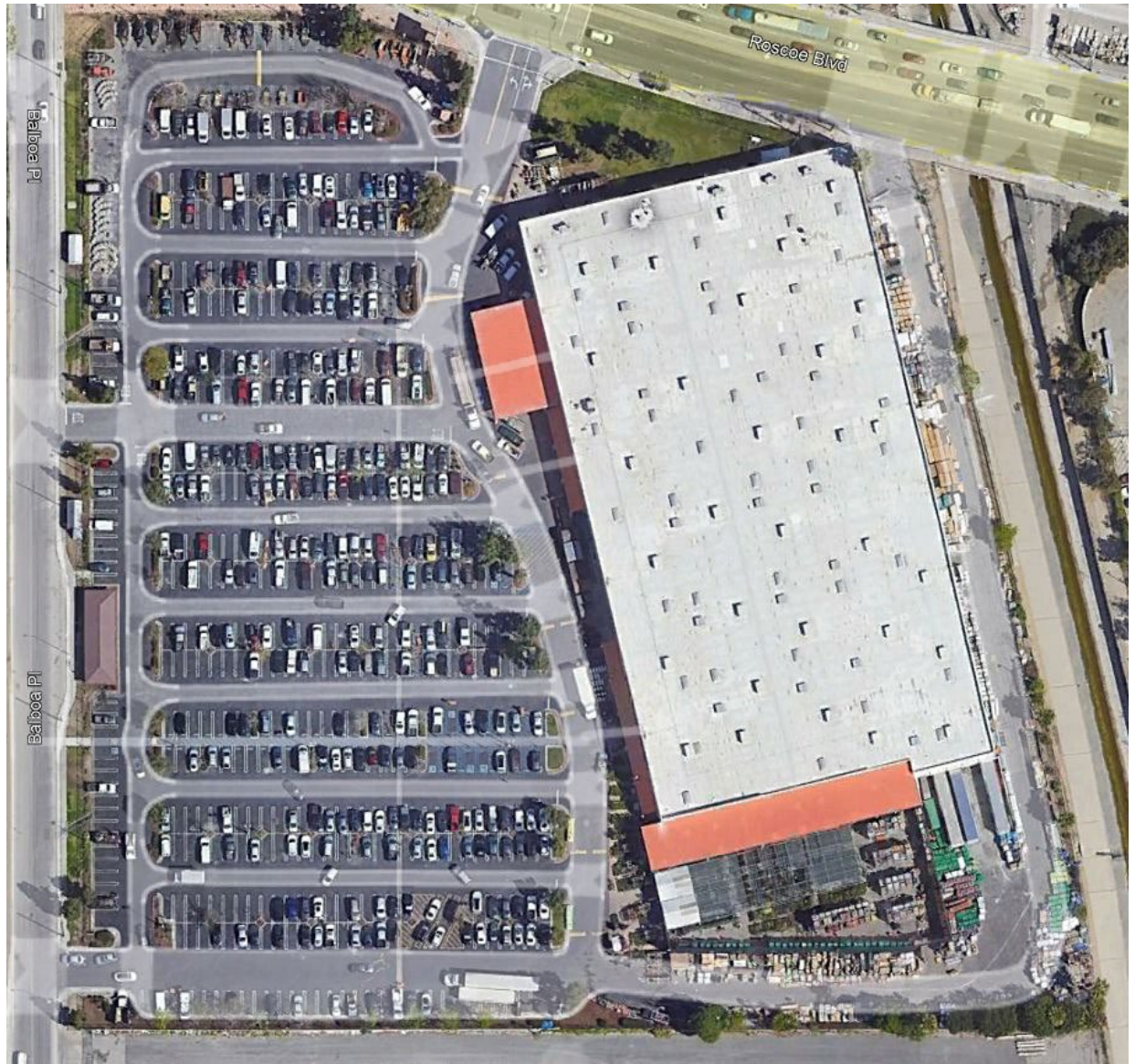
- Have 20+ years of sales data
- Lot Cop HD Video of vehicles
- Use real data to make accurate Traffic, Noise, & Pollution estimates
- Unless real data shows far more traffic
- 1994 HD lost bid to build store at Zelzah & Chatsworth
- William Haas – “Traffic study was done 100% incorrectly”



Lot Cop HD Video Camera

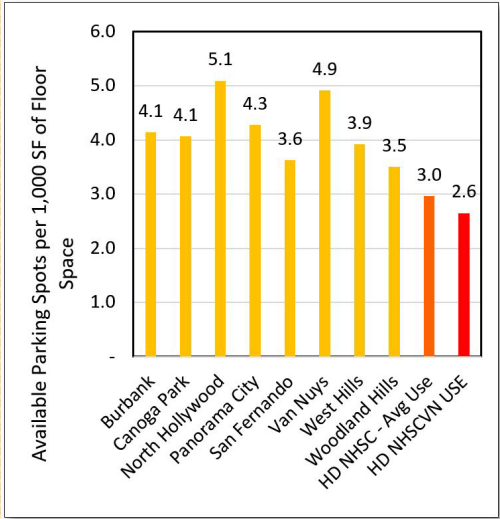
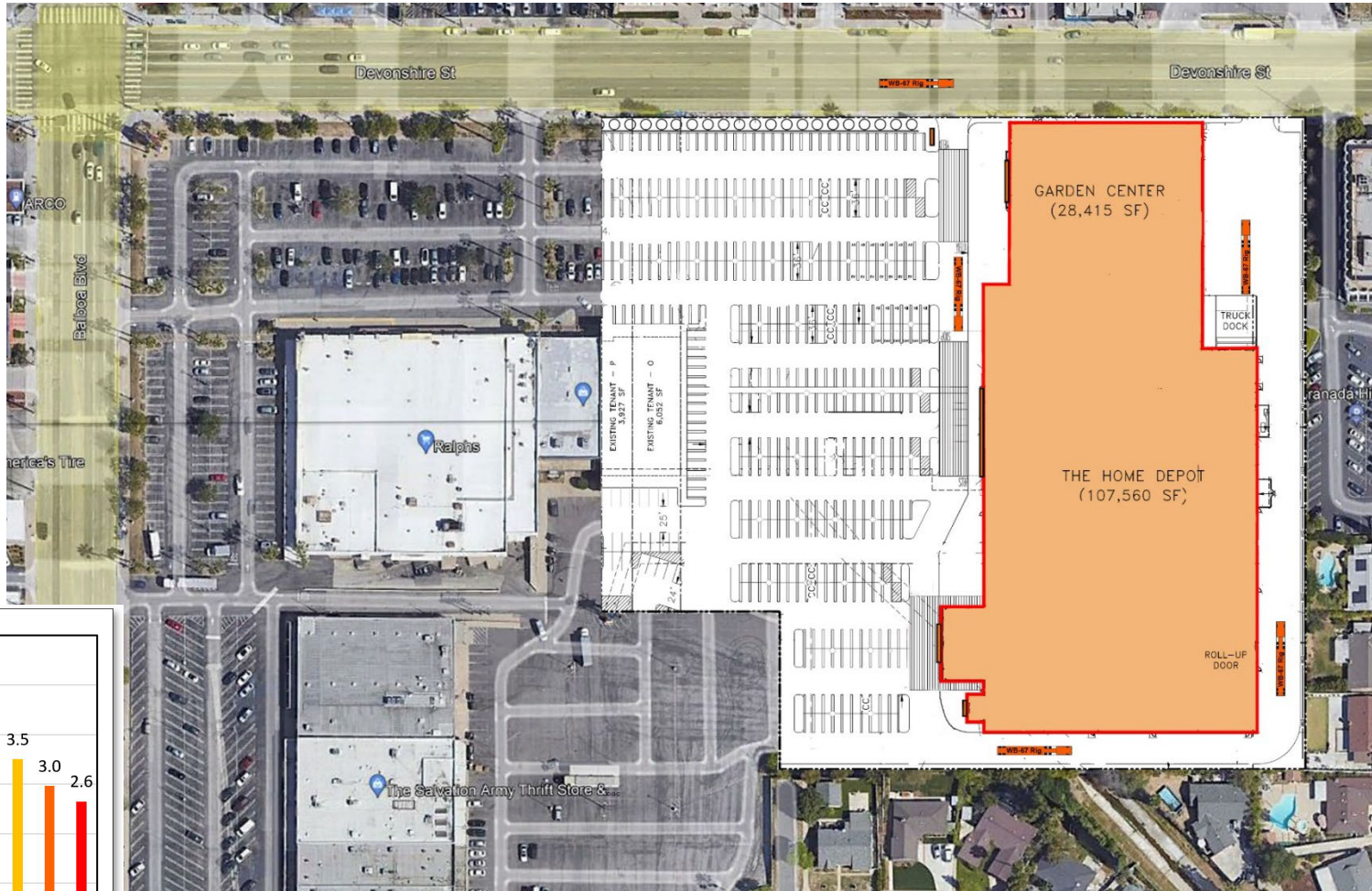
HD Van Nuys Parking

HD Van Nuys Parking	
Required Spaces	370
On Site	610
Used By Rentals	45
Shop. Cart Return	10
Sand Bags	10
Day Laborers	14
Pallet Storage	0
Total Used	79
Available	531
Spare (Short)	161



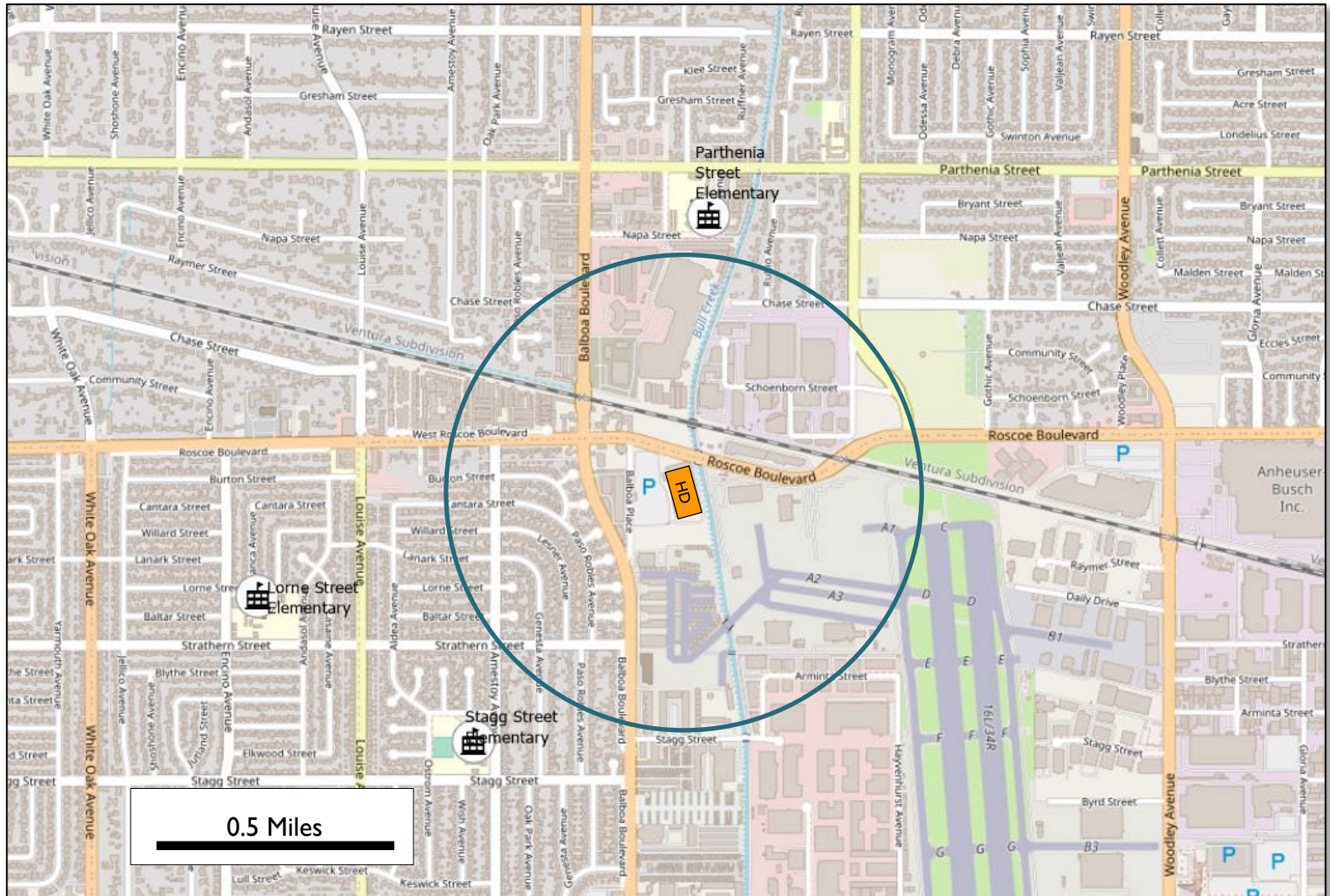
HD Granada Hills Parking

HD Granada Hills Parking	
Required Spaces	411
On Site	437
Used By Rentals	45
Shop. Cart Return	10
Sand Bags	10
Day Laborers	14
Pallet Storage	73
Total Used	152
Available	285
Spare (Short)	93-126

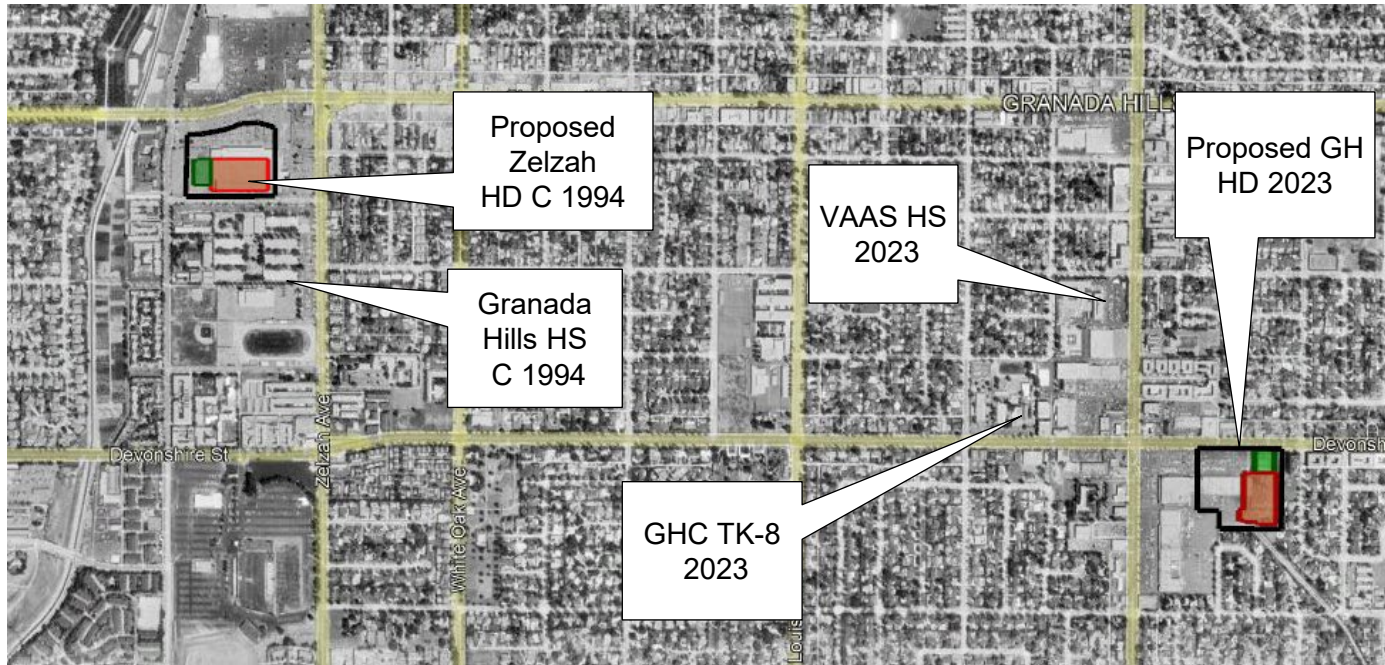


HD Van Nuys Nearby Schools

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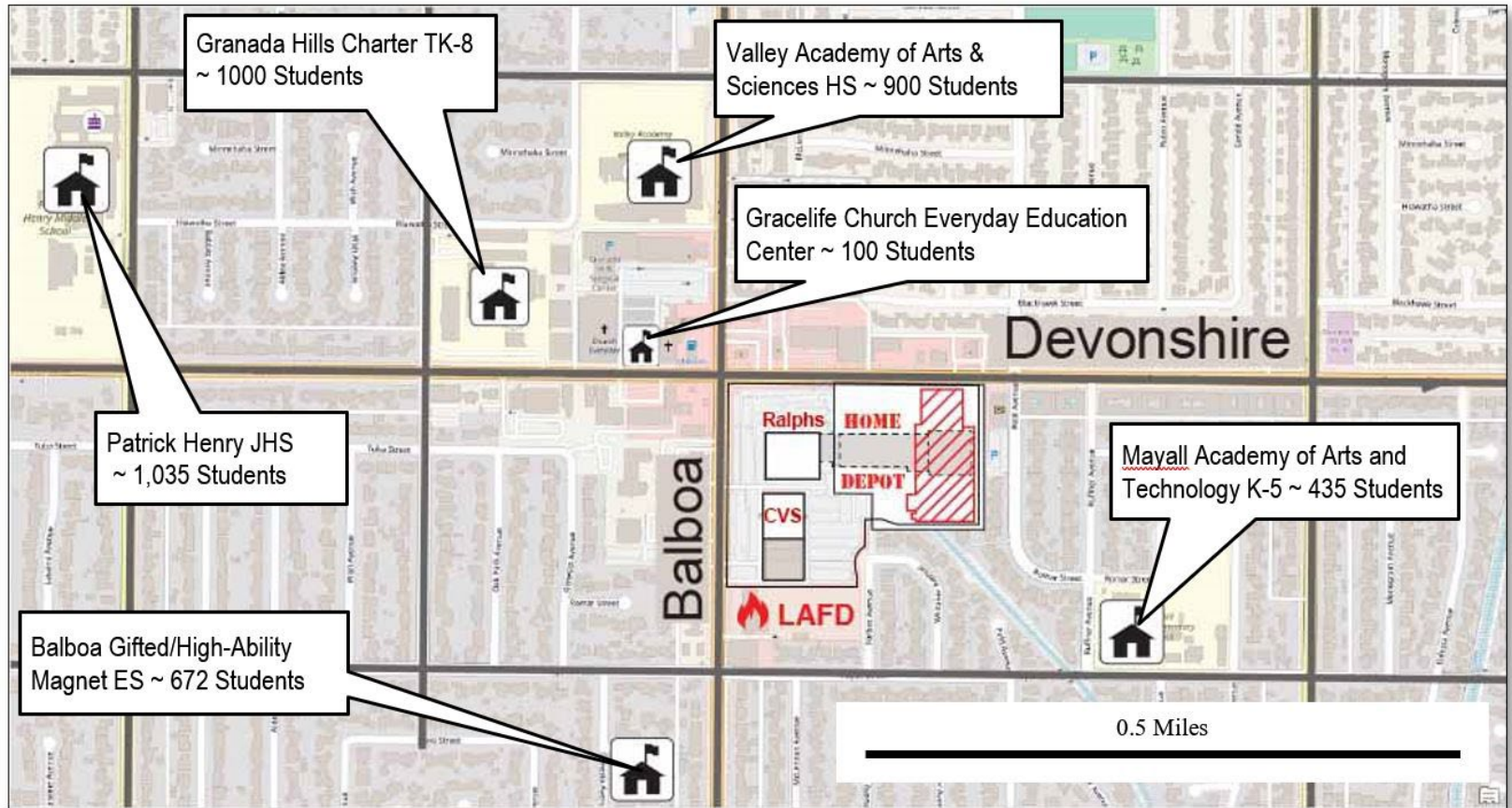
Student Safety – Granada Hills



5:45 min

- HD Zelzah rejected due noise & threat to students
- City Council passed ordinance prohibiting HIS from opening before [8AM](#) – Same Community & Special Plans
- Ordinance should apply to HD Granada Hills (economic impartiality)

HD GH Nearby Schools





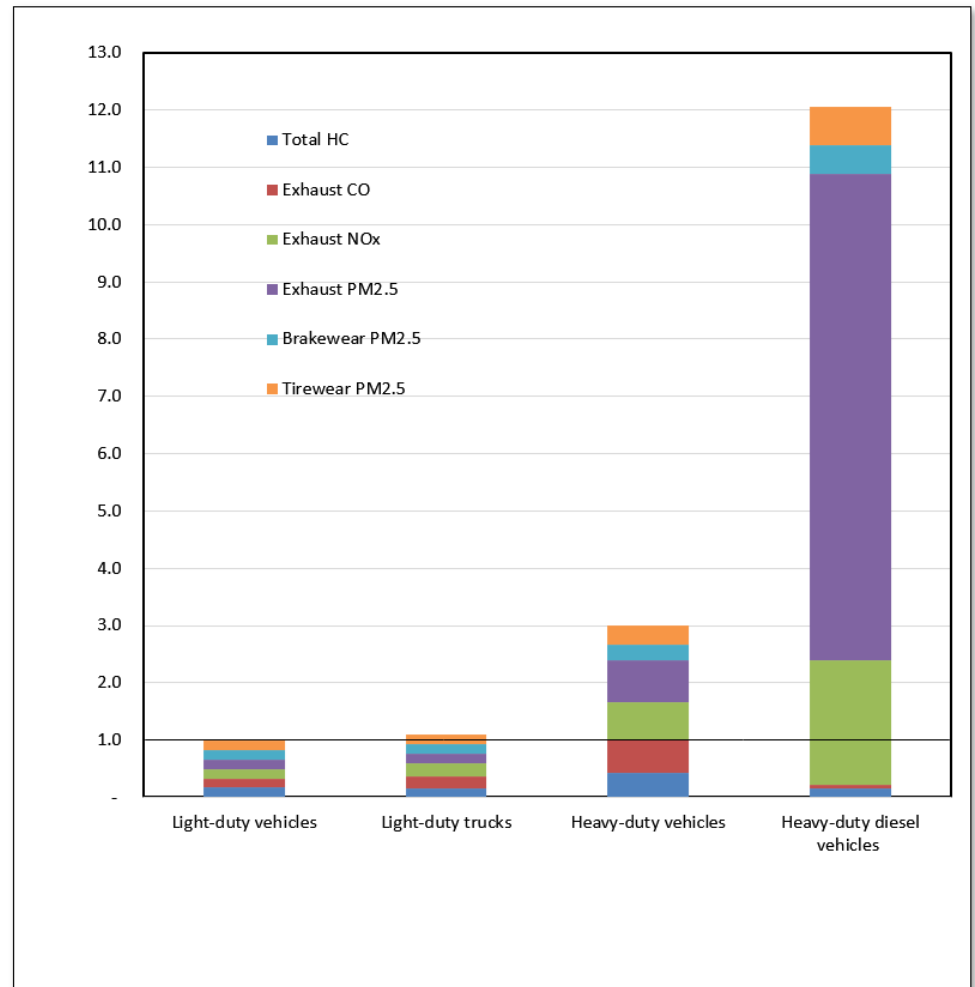
Devonshire & Balboa – Looking East



Devonshire & Amestoy – Looking West

Pollution – Noise, Light & Vehicle

- HD is a 24 hour/day operation (truck leaving @ 4:45AM)



Hazmat

- San Jose Blossom Hill St. Store burned down - 4/9/22
- 5-Alarm blaze, took 100 fire fighters 6 hours to extinguish
- Nearby residents evacuated, further away, sheltered in place for 23 hrs.
- Closest school, 9/10th of a mile away.
- HD Granada Hills – 3,000 students within ½ mile of the store.

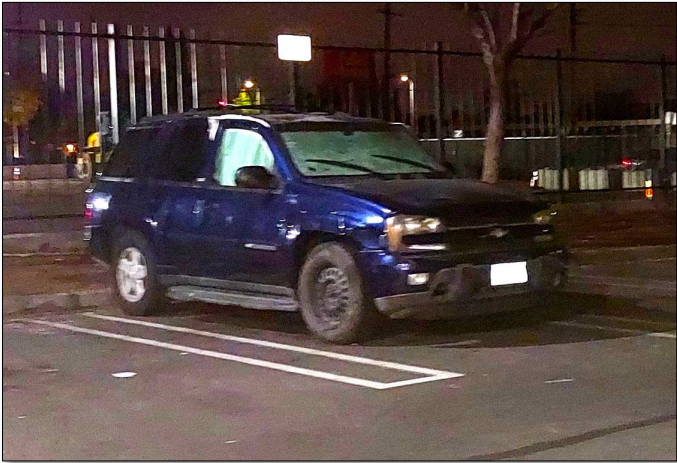


Source: Santa Clara County Sheriff's Office.

Homeless & Day Laborers



Homeless At NHSC

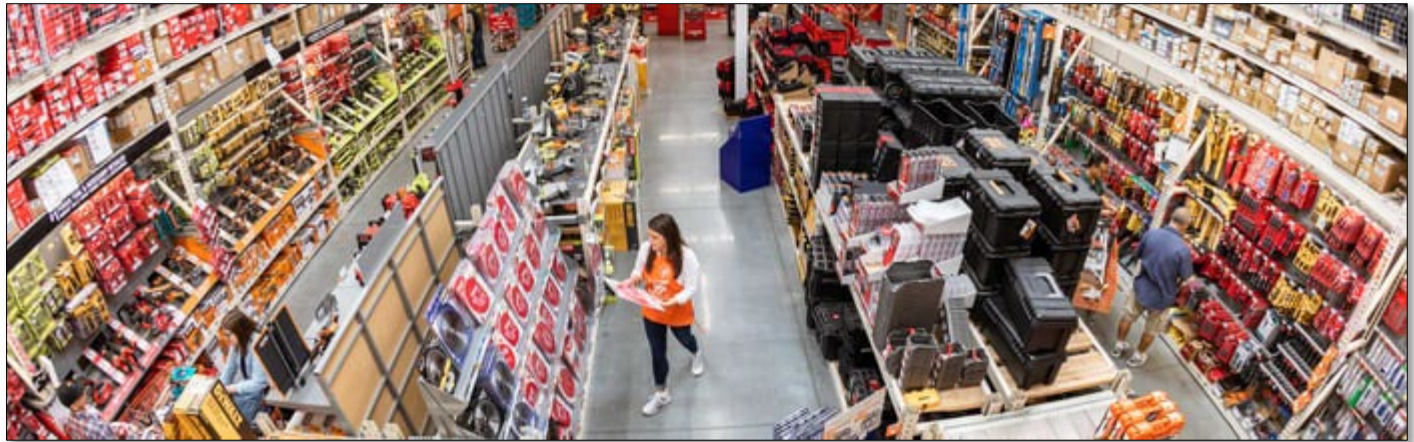
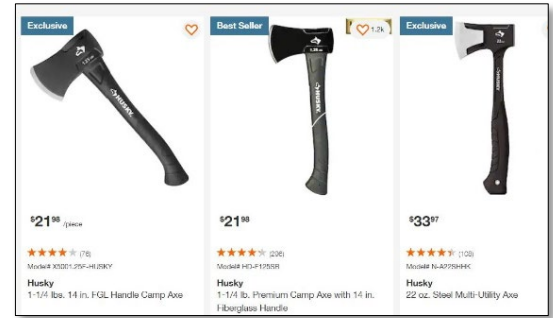


Homeless At HD Van Nuys



HD Van Nuys Vendors

School & Student Safety

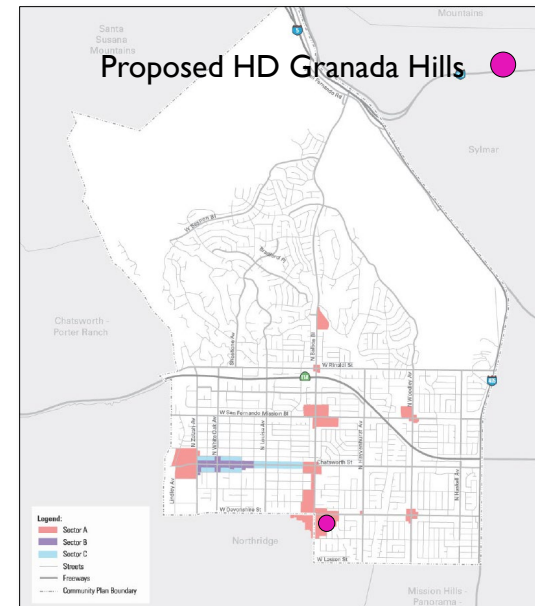


Community & Specific Plan Issues

- Granada Hills-Knollwood Community Plan
 - 92 potential policy violations
- Granada Hills Specific Plan
 - 11 potential requirement violations



GH Knollwood CP



GH Specific Plan

Conclusions

- Executives & Consultants who think the store is a great addition to our neighborhood don't live here.
- In 2022 HD
 - 17th largest U.S. Corp. & 43rd worldwide
 - Sales: \$157.4 Billion
 - Profit: \$17.1 Billion
- Because of HD's attempt to deceive, LACP should require
 - Full EIR, using real HD data & Video with Van Nuys Open & Closed
 - HD may lose their Van Nuys lease in 2025
- Store sized to fit the neighborhood, not maximize HD profits
 - Our community's children should not be endangered to improve HD's profits
 - The City of Los Angeles needs to put the future and safety of our children and our community first

Brief History of Granada Hills HD Site

1. 1988 – Van Nuys @ Balboa & Roscoe Store Opens
2. 1995 – HD store at Zelzah Ave & Chatsworth rejected
3. 1995 – LA City Council restricts hours @ Zelzah site
4. 1996 – Larger store at Balboa & Woodley rejected
5. 2002 – HD opens larger store at Balboa & Roscoe (2002-6-11)
6. 2003 – HD identifies North Hills Shopping Center as potential site
7. 2016 – NHSC traffic study 11/15/2016 (Tuesday)
8. 2018 – GraceLife Church Everyday Ed. Center Opens
9. 2019 – Granada Hills Charter TK-8 Opens
10. 2021-6-21 – HD acquires portion of NHSC for \$37 million
11. 2022-2-12 – HD files Planning Application for project.