

Sherman Oaks Neighborhood Council
Planning & Land Use Committee Meeting
Minutes
Thursday, February 15, 2018
Sherman Oaks Library

In Attendance: Jeff Kalban, Chair; Tom Capps, Jackie Diamond, Mikie Maloney, Rick Mayer, Lisa Petrus, Sue Steinberg, Ron Ziff

- 1.) Call to order at 6:30 p.m.
- 2.) roll call
- 3.) Motion to approve minutes of January meeting by Tom Capps, seconded by Jackie Diamond. Passed unanimously.
- 4.) Justin Orenstein from Councilman Ryu's office was present.
- 5.) Public forum: no public comment
- 6a.) Chair's Report: L.A. River study with Beautification Committee was passed by SONC and will now go to the Council office.

T.O.C Guidelines will be presented to David Ryu in upcoming meeting.

Lighting of Palm Trees- Councilperson Ryu is talking to the new head of Bureau of Street Lighting. They might install the new lights instead of the private contractor now being considered. New Head is concerned about the wattage. Jeff has asked for a decision so that Contractor can be informed of possible change.

SONC email address for all members of the committee are mandatory. Rick and Jackie need to comply.

6b.) Plan Review Board Report: Nothing new to report

7a.) New Business: 4548-4578 Van Nuys Blvd. Unit A3 Luna Grill Request to serve beer and wine on site.

Celena Vandegrift from Luna Grill requests a modification to the CUP in order to get a CUB. They have no patio so beer and wine will be served only indoors. Only 1% of their corporate sales are done in wine and beer but would like to offer it as an option to their patrons. Hours of operation: 11 a.m.- 9 p.m.

Committee comments: For future discussions Tom felt committee should get any paperwork from applicant ahead of meeting, committee should be seeing everything Planning is seeing. He could not find information on the project online because he lacked ZA #.

Motion: To approve by Lisa . Second by Jackie. 7 yes passed unanimously.

7b.) New Business: 14800 Ventura Blvd. & 4480 Kester Ave. Zoning variance to reduce required parking.

Mike Morgan consultant for AT & T passed out findings for this project. They are trying to clean up files that had multiple zoning and modifications from 1946 when site was first purchased. Ventura Blvd bldg. was built in 1967 as a 4 story structure and in 1971 had 4 more stories added. Zoned C2 on Ventura P1 on Kester. Site has many different sections with 3 different parking covenants. They want to sever parking from the facility. They no longer need as much parking. Facility has less people because it has gone through a digital conversion which makes it more of a support facility today. 11 people on site. They have worked with Planning to divide their space into 4 categories. Telephone, Office, Storage, Facilities (janitorial) to figure out how much parking they would need. Conclusion was 116 spaces. They want to eventually detach the existing parking structure and front parking spaces and sell off. Leaving them with parking for the buildings on Ventura and Kester.

Committee Comments: Five years ago when AT&T came before for approvals they were conditioned to add landscaping in front of fuel cell installation and around perimeter of the property. This has never been done and property is an eyesore for the community. Also mechanical equipment located at the property line on Ventura Blvd. emits higher level of sound than what is probably allowed and the committee wants a study to show what the decibel level is. Committee felt selling off the parking structure is AT&T's attempt to get more money for the property that the community and Council Office have been in discussion with them for a plaza for the community. During early stages of negotiations AT&T had wanted \$2M for that parcel. They felt AT&T is not negotiating in good faith with community and just trying to get a bidding war for the property. Why should they allow them to separate this parcel? The applicant has not been a good citizen. AT&T does not clean their sidewalks or existing landscape. Committee felt the applicant should also consider a major face lift for the building since it is a major presence on the boulevard. They have also refused to join the BID which would help the community.

Motion: by Jeff AT&T is to return to SONC PLUM when they have answers to the noise levels being emitted, why they have not landscaped per previous approval and what public benefit they bring to the community for allowing the required reduction to their parking.
Seconded by Rick. Passed unanimously.

7c.) Jeff presented a motion to send a letter of disapproval for SB 827 to SONC. Lisa presented motion to disapprove of SB 827 seconded by Mikie.
Passed unanimously.