

Sherman Oaks Neighborhood Council  
Planning and Land Use Committee  
Minutes  
Thursday, April 18, 2019

- 1.) Call to order by Jeff Kalban, 6:30 p.m.
- 2.) Roll Call: In attendance: Jeff Kalban, Chair; Alicia Bartley, Tom Capps, Jackie Diamond, Mikie Maloney, Sue Steinberg, Ron Ziff. Absent: Art Fields, Rick Mayer, Lisa Petrus
- 3.) Approval of the minutes: Mikie Maloney moved to approve, Jackie Diamond seconded. Passed unanimously.
- 4.) Elected Officials: Emma Taylor from Assemblymember Nazarian staff.
- 5.) Chair's Report: Two major threats to our community SB 50 and Metro Sepulveda Transit Project. Jeff Kalban and Bob Anderson have made numerous presentations to city officials for an alternative plan going thru Sherman Oaks. Next Vision meeting is May 2 with a continuing discussion on our Community Update Plan. Next PLUM meeting May 16 with Antonio's restaurant coming to present.
- 6.) Plan Review Board Report: nothing to report.
- 7.) Ron Ziff announced his retirement as President of Neighborhood Council. He thanked everyone for their dedication and hard work for the community. He looks forward to returning to his business full time and spending more time with his family.
- 8.) New Business: 14534 Burbank Blvd. Mercy Housing Permanent Supportive Senior Housing Project. Presenting for the applicant is Jim Ries. Mercy is a statewide provider of supportive housing. They are a nonprofit with 22,000 units of supportive housing already operational. They started community outreach in November of 2018 with small group meetings with closest neighbors and have two more large group meetings with community residents planned. The site was previously approved for an elder care facility and later purchased by Mercy Housing. Project will offer 54 units of mainly studio apartments. There will be supportive staff during the day and an onsite manager 24/7. There will be 17 parking units.

Community comments: 2 minutes allowed for each speaker and 11 community residents spoke. Primary concerns were traffic because Burbank has already a tremendous amount of traffic that causes grid-lock in the morning, concerned about pick up and drop off of residents with no circular driveway, safety concerns with so many children in the neighborhood and with a middle school and Kester Elementary nearby.

Residents wanted to know who qualified for this housing and whether felons or sex offenders would be allowed. One resident spoke in favor of the senior housing stating that we need to take care of the homeless that live in our community.

Committee members: wanted to know how tenants would be selected and who could not be allowed to reside there. Told by Amy Bayley from Mercy that they use a coordinated entry system where people are first vetted for fitness to live on their own by the city. The list of vetted people is sent to Mercy and they evaluate the list of candidates. They do not accept violent felons and do not accept sex offenders. Residents must be 62 and older and pay 30% of their income to rent. There will be counseling and other supportive services provided. There will be one case manager for every twenty tenants, plus a coordinator and an onsite manager.

Motion: to approve with the following conditions:

- 1) A member of the management team will be living in an apartment at the property.  
Community members will have direct access for communicating both with the property manager during business hours and the on-site staff member in off hours. A phone number will be listed for community contact and given to SONC. Concerns would be received and addressed as questions or concerns arise.
- 2) Mercy will provide a general review of operations and community relations after the first year of operations to the PLUM Committee.
- 3) During the development and constructions phases, Mercy will provide Quarterly Updates to the Neighborhood Council, Including a contact number for SONC.
- 4) Include a drop off/ pick up circular drive as presented.
- 5) A landscape screen must be put around the transformer.
- 6) Develop a planting program for the south property line to be presented to the chair of the PLUM Committee prior to the SONC Board meeting May 13.

Motion by Jeff Kalban, Seconded by Alicia Bartley, passed unanimously.