

Sherman Oaks Neighborhood Council



"1) Meeting was called to Order at 6:45 pm.

In attendance: Chairperson, Larry Slade, Vice-Chairman Richard Mayer, Jackie Diamond, Jeff Kalban, Mikie Maloney, Bob Cohen, and Ken Gerston - ex-officio member. Jackie Campbell, was excused.

Larry Slade

Welcomed the public Forum meeting. Explained the procedures that the meeting will follow, assuring them that everyone that wants to be heard will have an opportunity to speak. ""We thank you, for taking you time out of your busy schedules to be here. We appreciate it and we are here to listen to your points of view.""

2) 4216 SUNNYSLOPE AVE

This is a projected development that came before us two months ago and came back again last month. We requested some additional information from them on their current proposal which was a 4 unit condo on, as of yet: a lot zoned for parking. So they want a zoning change as well as other modifications.

We are going to take this off the agenda tonight, as the developer in responds to the issues raised in our LUC meeting, wants more time to decide whether or not they want to go forward with that proposal as it was presented to us. The developer has to decide if they will modify that proposal or withdraw that plan completely.

We will be monitoring their activities as far as with the Planning Commission. If they go to the Planning Commission as scheduled in the month of December without coming back before this committee and if LUC and SONC actually do not take a vote on this: we will attend that hearing and show up in opposition to their proposal.

Are there any questions about this?

Great Thank You Very Much

PUBLIC COMMENT

Just to update all of you! We do have an E-mail out to Dale to verify that the offer compromised has been accepted by the developer which was presented to them by SOHA on behalf of the SOHA Committee that is working on this project.

This offer was made to the developer through Wendy Greuel's Office by Dale Thrush, who is Chief Planning Deputy. If that plan comes to fruition and they decide to go to a R-I zoning which is a single family lot, they will still need to get a zoning modification. We will expect them to come back before LUC.

In any event it is our intention that the single family resident be designed, working (hopefully) with Design and Advisory Committee. Even though that is not your authority.

3) 13845-13849 MOORPARK STREET

The presenter had not arrived yet. Owner asked committee to move on to the next item.

4) 4500 FULTON AVENUE

L.S.

My understanding of this development is that there has been a whole lot more information that has come out recently as to exactly what the plans are from the developer. Tom (Krutsch) can I direct this to you?

T. K. Yes !

This is Tom Krutsch. He is a resident from the neighborhood, a long time resident. His property immediately abuts the project. Also SOHA Chairperson for this 4500 Fulton Avenue Project.

Meeting arranged by Bonnie Kopp of Councilman Weiss Office.

Brief - developers time constrains.

No copies of plan before meeting.

2 sub-sufficient (Q) conditions

Other problem-

Traffic - cut thru from major streets.

Parking safety.

No provisions for trash pick-up.

Called the ""Stealth Development"".

Project in works over 2 years.

Letter to Councilman Jack Weiss Office.
Pointing out objections.
Suggesting other solutions.
Permits due any day.
Neighborhood lacking sidewalks.
Size - 1/2 block on east side of Fulton Street.
Change from single family houses.

L. S.

If no in compliance with (Q) conditions, I would imagine that the permit will not be approved.

E. V.

NO! We are under the GUN! We are told any day the permit will be released!

Rick Mayer

And the city is reviewing this for compliance!

PUBLIC COMMENT

E. V.

I don't agree! At this point we should be applying pressure! The letter to Jack Weiss ask specifically for him to intervene: not to let Building and Safety issue the permits or do what ever they can to SLOW IT DOWN.

So that the community can weigh in because that is why the (Q) conditions are in place, for just this continuance. Mike Feuer drafted them along with the Attorney and was very supportive. We want to see that same type of attitude.

3) 13845 - 13849 MOORPARK STREET

This project was before this committee last month and was asked to be back this month.

PRESENTER CHARLES HEFNER, ARCHITECT

Property line garages ok if the first floor is 18 inches above grade.
Side yard 5 ft with walkway.
2 ft planter.
Front stairs allowed with 6 ft.

Tree buffers side and rear yards.
Side 6 ft or 7 ft tree.
Back 15 gal. to be 15 ft high.
2 ft planter (side) put planters on ground.
Required 3 ft walkway around property.
Masonry wall around property.
Stairs to second floor - front and back.
Courtyard is in center of building.

COMMITTEE COMMENTS

Move courtyard area to side yards.
Entrances on the outside of building.
More effective and cheaper.
Giving more space for side buffer trees.
Present plan not giving back to neighbors.
This project needs to be reviewed by Design and Advisory Committee.

PUBLIC COMMENT

Needs more trees

4) 4408 -4416 COLBATH & 4409 STERN AVENUE

PRESENTER WIL NEIVES CONSULTANT

Zone change from R1 to R 3-1.
40 Unit Condo's.
On Moorpark Street a 11 ft stip now R 3-1.
First application 2001.
Added 4410 & 4416 Colbath Avenue latter.
Project design - not final (married).
No subdivision approval.
Will look for advice on design.
No entrance or exit on Moorpark Street.
EIR working - no scoping meeting.
We will take off Planning Commission Calendar Feb 24th..

COMMITTEE COMMENTS

At Friday 11-12-04 hearing Dale Thrush put this on hold.
This project will interrupt a block that has single family homes.

Near another project on Moorpark Street.
Concerns for all the Moorpark Developments.
5 ft dedicated street improvement.
No architect has been hired.
Two houses on Colbath are difficult to sell.
Zone change should have architect's concept.

QUESTION

How did you purchase these properties?

ANSWER

These were bought over a period of time by two separate couples.

PATRICIA DAVENPORT

Deputy for Councilwoman W. Greuel's Office

W. Greuel's Council Office doesn't support a project in the absence of a plan. I first heard of the project by a neighbor. I referred this to the Neighborhood Council LUC. You need to get in touch with Land Use Deputy Dale Thrush.

PUBLIC COMMENT

We are selfish - you the developers are giving us air pollution, noise pollution, traffic and we are giving you nothing.

Protect our neighborhoods low density status.

Protect our neighborhood property values.

50% of the area from Woodman to Hazeline are apartments.

Small lots and smaller homes.

These are affordable homes.

High concentration of older homes.

Sherman Oaks is now a bedroom city.

Put apartments where the jobs are.

Last total residential area.

Does Sherman Oaks want to be seen as a apartment community?

300 signatures on petition oppose this development - Tenant and Homeowners.

Traffic and Parking a problem now.

Apartment proposal effecting property value.

These are starter homes.

Already a speeding problem.

This is a bad idea.
Safety issue.
Pride of ownership
Financial burden.
Project owner present problems -
Not taken care of property (grass).
Rental house - kids - business operation.
Dog problem - unattended.
I feel the project - not respectful of neighbors.
Zoning R 3 substandard - only 11 ft.
Neighbor is depressed because of effect - no air or sunlight.
5 ft public right away.
Danger of accidents at Moorpark and Milbank Streets because of added traffic.
Would like to see small homes instead of apartment house.
Took 25 years to get a signal light on Stern Street.
Council Office will not support if there is no plan.
This block left at R 1 for a purpose.
City policies need to be solid for neighbors regarding zoning.
Would like to keep our block as single family houses.
After 1994 earthquake the repairs to homes was very high.
Please consider all the projects in the immediate area.
The planning Commission Meeting for February 24th at 8:30 am - No notice will be given to the public.

L. S.

Please return next month or when you can come back with the plans that we can review. We will be working with you for several months. Thank You.

COMMITTEE COMMENTS

The LIBRARY SQUARE TRAFFIC MITIGATING MEETING - was to met with Dept. of Traffic late in October. We need to be pro active with the Council Office.

WIL NIEVES

These are condo's.
Not submitted yet.
This is one way in and one way out.
This is a pattern all Moorpark Street as R 3.
Hard to believe that this block is an exception.
Difficult to understand that this project would affect financing property in the neighborhood.

Ownership of 3 lots on Colbath Ave and 1 lot on Stern Ave by 3 owners.

L. S.

We have two issues 1) zoning 2) design building

You might need to split this and I advise you talk to Dale Thrush for advise.

When this project returns to LUC we will be giving notice via flier to the neighborhood. These fliers will be given if possible 3 to 5 days before the LUC meeting. Thank You for caring for this community.

6) APPROVAL OF MINUTES

AUGUST 16TH

The minutes for August meeting we approved as they stand without opposition.

OCTOBER 18TH

The minutes for October meeting were approved with the corrections reviewed by Rick Mayer.

7) OVERVIEW OF NEXT MONTH'S AGENDA

No items were discussed this evening.

8) COMMENTS FROM COMMITTEE

We discussed at length the need for the developer and community to know the importance of Neighborhood Council Land Use and Planning Committee in respect to the place within City Government.

OUR POLICY IS:

If a developer attempts to bypass the SONC LUC and tried to go directly to the city planning department:

1. LUC will call developer and ask them to please come before LUC.
2. If the developer/owner does not agree to come before LUC, then LUC will go on Record and send a letter to Planning stating the LUC opposes the project.

We will inform the developers that City Council (government commissions) look to the Neighborhood Council and Homeowners Associations for screening and community for their opinions on new projects.

Our concern, for developers who ask for our support and receive the same; that the project that go on to the City Planning Commission is the same plan that LUC reviewed and supported for approval.

We will be reviewing this procedure further in the next meeting.

Also we discussed a desire for project plans to be brought to the LUC before the meeting at which these plans would be presented. The concern voiced was that with the meeting in progress, members need to split their attention from the plans and the interaction of the developer and LUC>

We will be reviewing avenues that could be available to include in our REQUIREMENT FOR PRESENTATION GUIDELINES. We agreed this does need more thought.

BEST BUY

Planning and Dept of Traffic reviewing Mitigated Traffic issues.

Projects that are referred to the DESIGN AND ADVISORY COMMITTEE is a ""CASE BY CASE"" decision. LUC does not get into design issues.

9) PUBLIC COMMENT

If I, as a developer: try to slide by LUC without committee support - it would seem to be easier for the developer. I think LUC needs to be firm in stating to the developer the importance of presenting to this committee.

10) GOOD AND WELFARE

Nothing mentioned

11) ADJOURNMENT

The meeting was adjourned at 9:50 pm.

RESPECTFULLY SUBMITTED MARY ANN BRYSON
ENTERED 12-30-04

