

Sherman Oaks Neighborhood Council



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SHERMAN OAKS NEIGHBORHOOD COUNCIL

Draft

Land Use and Planning Committee

October 17, 2005

Item 1

The meeting at Sherman Oaks Library was called to order at 6:35pm by Chair Richard Mayer. Committee members present: Chair Richard Mayer, Jackie Campbell, Robert Cohen, Jackie Diamond, Richard Gauthier, Jeff Kalban, Mikie Maloney. Carol Burle was excused.

Welcoming the public and explanation of meeting procedures, followed by and introduction of Alicia B. Bartley, who has been invited to join the committee.

Item 2 Chase Knolls Presentation by Barry Cullinson, Resident

This property on Riverside Drive is a 13.9 acres City Garden Apartment site that on July 11, 2000, City Council voted to Historic Cultural Monument.

Now five years latter, the development proposed to this property has given us much concern for it has not been fully explained to us or has the community had a say in what will be a permanent effect on their lives in their day to day activities.

This proposal is massive with parking issues that are confusing along with the height and mass issues for the 6 new buildings. This garden apartments complex has created a community. As we understand the development, this community will not be preserved and it will change the complete complex.

We are asking your committee to address the following issues.

A. Why not a design in more harmony with the original architect?

B. Why such density?

C. Why try to skip local control of local matters?

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D. Is the Sherman Oaks Neighborhood Council just another authority that is not qualified to look at the developer's proposal and define Secretary of Interior's Standards at local level?

Could the Land Use Committee invite Transaction (the owner) to appear and make a presentation of their proposal and help us understand;

1. How it meets the Secretary of Interior Standard's on the local level?

2. And why they feel that the community that will be most affected for 2 years plus, by their construction and forever by the density, does not deserve a say in what happens to their own neighborhood?

Q. Dale Thrush, could you give us a status of this project?

A. There was a hearing on the sub-division of the property for the proposed 6 new buildings.

B. The development will be on the spots of the present parking that will be replaced. There are 2 levels of subterranean parking all completely underground.

C. The parking will be larger than the building and we do not know how much soil will be on top of the garages.

D. There was a full E I R with no public hearing

E. There should be a hearing from the Cultural Heritage Commission, and Wendy Gruel, councilwoman; is asking a written decision from the City Attorney on this.

As one last note the property is now back on the market.

Item 3 Tyron/Riverside project

No one was present and there was no discussion.

Item 4 Colbath/Stern Project