

# Sherman Oaks Neighborhood Council



## Sherman Oaks Neighborhood Council

### Land Use Committee

**December 16, 2010**

Present: Ron Ziff, Alicia Bartley, Craig Buck, Jackie Campbell, Robert Cohen, Jackie Diamond, Art Fields, Jeff Kalban, Mikie Maloney. Absent: Arthur Hutchinson.

1. **Call to order** at 6:30 pm. by Ron Ziff.
2. **Roll call** was taken.
3. **Minutes** of the November 18, 2010 meeting approved.
4. **Introduction** of Pat Davenport, representing Councilman Krekorian, CD2.
5. **Public Comment:** No non-agenda items expressed.
6. **Chairs Report:** LUC budget due in January, budgetary constraints and low library staffing at this time make it necessary to conduct meetings without additional time, A 48 hr. advance notice required for late mtg. arrangements with the library.  
. Dave Rand was unable to attend this meeting due to work traveling.

The Ralph's market (Ventura/Hazeltine) proposed rebuild was approved at PLUM and the City Council and is now in permit process.

Project will be displayed at the next SONC meeting.

7. **New Business:**

**14845 Ventura Blvd.** Pavilions Market proposed new construction. Ira Handelman representing Pavilions described the proposed project. The current building will be scraped and rebuilt on this 2.9 acre site. The project will include: 57,000 sq. ft. market space, 3,000 sq. ft. retail on the blvd. Plans include 59 trees, 24 hour services, widening of the intersection of Ventura Blvd. and Kester Ave., height: 33ft.

The applicant is requesting a change to "C" zone as opposed to a new CUP.

Requesting Specific Plan exceptions: signs, height 30 ft. to 33 ft., 24hr use, less than 50% clear windows on ground floor, planned LEED certified.

DOT. is not requiring improvements to the intersection of Ventura/Kester based on the submitted trip counts. Street widening on Kester (3ft.) and Ventura (7ft.).

Preliminary PLUM hearing August 2011, construction start 2013.

LUC recommendations: Additional trees on Kester and a landscape buffer on Moorpark, better articulation on Ventura Blvd. view, auto ramp entrance/exit on Ventura at to steep of an angle, Ventura driveway entrance and crosswalk across driveway modifications needed for safety issues, discuss with DOT possible traffic signal light changes to better manage turns and traffic that backs upon Kester both north and south of Ventura as well as on Moorpark, loading dock issues, signage on Moorpark, parking lot lighting and security issues with a 24 hour facility, and concerns about the aesthetics of the Ventura Blvd. façade.

Action: Committee requests Pavillions to return to the January LUC mtg. with adjusted plans that address these concerns.

**Above Ground Facilities (AGF)** S.O. community stakeholders voiced their opposition to and concerns regarding a T-Mobile cell tower and Above Ground Facility (AGF) erected and located on Albers St. east of Bevis Ave. Stakeholder presentation to LUC included speakers, and a detailed written document outlining their research and concerns. Action: Motion to support stakeholders' efforts to request and ensure that full and proper due diligence be performed by the city agencies, committees and regulatory bodies which are charged with the duty and responsibility for reviewing the T-Mobile applications and requisite notifications required for permits and/or zoning variances for this cell tower and AGF, and if it is determined that due process has been breached, and/or that required notifications have not been duly or timely provided by T-Mobile to the stakeholders affected by such facilities, then appropriate redress should be provided by such governmental agencies, committees and bodies, as necessary and appropriate to remedy any such breaches and/or notification failures;

Requests that the Los Angeles Board of Public Works initiate and perform a formal,

thorough investigation to determine whether the application and installation processes for the Albers St. T-Mobile cell tower and AGF facilities, and the required Los Angeles City specifications, procedures, and notifications were in all respects followed by T-Mobile and the City agencies, committees and regulatory bodies charged with oversight responsibility for the installation and construction of such facilities;

Recommends to the SONC Board that SONC join with other Los Angeles Neighborhood Councils, whether as part of the Valley Alliance of Neighborhood Councils or otherwise, to request that City Council enact a comprehensive new AGF/WTF ordinance, with appropriate protections and safeguards for the communities and residential neighborhoods affected thereby, to the fullest extent permitted by applicable law. Motion made by Robert Cohen, seconded by Arthur Fields, approved unanimously.

**8. Committee Business** None

**9. Announcements** Next LUC meeting January 20, 2011, at the Sherman Oaks Library

at 6:30 p.m.

**10. Adjourned** at 8pm.

Respectfully Submitted,

Jacqueline Diamond