

Sherman Oaks Neighborhood Council



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Land Use Committee

February 17, 2011

Present: Ron Ziff, Chair, Alicia Bartley, Craig Buck, Bob Cohen, Jackie Diamond, Arthur Hutchinson, Jeff Kalban, Mikie Maloney

Absent: Jackie Campbell, Art Fields, Dave Rand

1. Call to order at 6:30 pm.
2. Roll call
3. Minutes were approved with this correction under New Business/La Cava Restaurant: *Ron Ziff will send a letter of approval.*
4. Introduction of Electeds: Karo Torossian from CD 2 arrived late
5. Public Forum: none
6. Chair's Report:
 - Sale of City Parking Garages – Council withdrew leases from the sale as the result of no bidders and community concerns.
 - LUC Subcommittee to Review DEIR for Il Toscana – committee created and met twice. Members: Bob Cohen, Jeff Kalban, Mikie Maloney, Dave Rand, Ron Ziff. Alicia Bartley replaced Dave Rand. Prepared DEIR comments.
7. Returning Business:
 - a) Continued discussion of new 58,000 square foot Pavilions supermarket to replace existing. Applicant brought revisions on the front façade, Kester trees, front trellises, and signage. Committee thought it was a great improvement and satisfied their concerns, except for Craig Buck, who was still concerned about the conformity of the signage to the Specific Plan. (This will be overseen by Planning.) Motion to approve by Jeff Kalban; seconded by Bob Cohen. 5 yes, 1 no, 1 recusal. Motion passed. Ron Ziff will send a letter of approval.

8. New Business:

a) Discussion on the construction of a 6,932 square foot single family residence at 15234 Rayneta Drive. This is a revision of a much larger project proposed in 2008. Current project will require grading of 2800 cubic yards of dirt which is 1800 cubic yards over the allowable amount; moving location of swimming pool; a request for 8 ten foot retaining walls which is more than the 2 required; use of the two existing pads to minimize more grading; a turnaround at the top of the hill for fire access and for use for parking. Public comments included a concern about loss of vegetation; loss of privacy; traffic on narrow streets; use of the turnaround; placement of the gate by the turnaround; keeping some of the dirt on-site; appearance of the retaining walls; hours of construction and timing of haul trucks; parking of construction vehicles; drainage; landscaping; lack of notification. Committee members added concerns about lack of architectural and landscaping plans.

The committee proposed revisiting this project when presented with more information. Craig Buck moved that any decision be tabled until the committee sees landscaping and drainage plans and coordinated architectural drawings. Arthur Hutchinson seconded. 7 yes. Motion approved. Alicia offered to take email addresses of audience members to ensure future notification.

b) Discussion of a project at 4827 Sepulveda Boulevard. El Villaggio Toscano is a proposed project of 500 residential units and 55,000 square feet of retail space. The site (5.05 acres) is currently vacant.

- The applicant is asking for the following entitlements:

Certification of the EIR

Zoning change to C2 throughout and to Height District 2D

Vesting Tract Map for one ground lot and 9 air space lots

Vacation of La Maida Street and Peach Avenue

CUP for the sale of alcohol

- The applicant is asking for the following exceptions to the V/C Specific Plan

3.3:1 FAR instead of 1.5:1 FAR

Building height of up to 100 feet

Maximum lot coverage from 75% allowable to 83%

Reduction of landscape buffer around surface perimeter of parking structure to 0 feet instead of 10 feet

Reduction of the required 18 inch setback on the front lot line to 0 feet

- Public Comment: Positive comments – good for the community; vacant lot is an eyesore; will bring jobs; will bring walkability, aesthetics and business to the local stores; no point in mitigating F intersections and gridlock. Negative comments – traffic is already backed up on Sepulveda at peak hours; neighborhood to the

east will be heavily impacted; traffic increase brings more pollution; construction vehicles will add to the traffic; vacancy rate in the area is already high; renters will not be able to afford the rates; project is too massive, too high; Specific Plan should be followed; street vacations are a “give away” of city land; make streets part of the interior of the project – or green space; what is the purpose of the \$300,000 congestion zone fee (CD2 will try to get an answer from DOT on this); market at this site will not be successful; lack of setbacks makes for a massively tall frontage; it is out of scale for the neighborhood; using Camarillo as an entrance will only add to the cut-through traffic behind the Galleria onto Ventura; there has been no effort to change this project since it was first presented several years ago.

- Council rep comment: CD2 is waiting to assess the community’s comments to work on a project that serves the community and the developer.
- Committee comments: why are Specific Plan exceptions needed? What does the community get in return? What could be built that would be in compliance with the Plan? There are not sufficient traffic mitigations – all Sherman Oaks intersections and beyond will be impacted. Why has the applicant changed nothing since the first presentation several years ago? The same negative comments surfaced then. Removing parking in front of merchants along the Boulevard and on Sepulveda are not acceptable traffic mitigations. Widening streets to accommodate traffic removes sidewalks and medians, which are all part of the Streetscape Plan supported by the community.
- Subcommittee Report on DEIR. Alicia read the subcommittee report to the LUC members. These will be forwarded for review and action by SONC for submission to Planning as DEIR responses. The subcommittee will continue to review the project and work with the Council Office and the applicant. A position on the project from the subcommittee will be submitted to LUC.

A motion was made to accept and send the DEIR comments on the project to SONC. It was approved 7 to 0.

Jeff Kalban then presented a motion to reject the project as presented to encourage the applicant to return to the committee and the subcommittee to work on alternative schemes for the project. Craig Buck seconded. Discussion followed. The motion was voted down 5 to 2.

9. Committee Business:

- Community Care facilities discussion may be on next month’s agenda.
- Studio City working group on the Universal project looking for Sherman Oaks involvement.

10. Announcements: none

11. Adjournment: 8:45 pm

