

# Sherman Oaks Neighborhood Council



## **Sherman Oaks Neighborhood Council**

### **Land Use Committee**

### **Minutes May 19, 2011**

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

Absent: Alicia Bartley, Jackie Campbell, Dave Rand

1. Call to order at 6:30 pm.
2. Roll Call
3. Review of minutes. Craig moved to table approval until we have the correct wording for the motion in 7a (Car Wash and Sale of liquor at Gas Station.) Jackie seconded. Approved.
4. Introduction of Michael Preston from Neighborhood Council.
5. Public Forum: resident near Gas Station carwash project noted that there is not enough separation between residents and carwash – even if zone change is approved.
6. Chair's Report:
  - Thanks to Jackie Diamond, the LUC meetings will continue in the library.
  - Planning Dept.'s process of notifying only 10 days before a hearing makes it difficult for LUC to respond or act.
  - SONC amended conditions LUC placed on Gas Station project in April. SONC is asking Planning Commission to withhold a decision until there is a definitive noise study using the actual equipment in a similar housing proposed by the applicant. Also asked for a Neighborhood Impact Study. If these conditions are not accepted, SONC supports LUC's conditions.
  - Several LUC members met with the council office, planning dept., SOHA rep, and new developer of Barone's site on Ventura to view the new plans for the site. The developer is using previous entitlements and has all his approvals. Site demolition has started. The plans show a project that will be an asset to the community according to all who saw it.

## 7. New Business

### **a) Presentation and possible motion regarding NBC Universal Evolution Plan:**

Project is 25% in Los Angeles City and 75% in Los Angeles County – needs approvals from both. It is not expanding the current footprint of their property, but is bringing in new residential, new parks, new retail, new hotel, new office space and possible changes to City Walk and the Amphitheater. It is LEEDS certified, water recyclable, and transit oriented. Applicant has done a traffic study which covered 164 local intersections. Improvements will be made to 139 of them and 9 have unmitigatable impacts. It will also include a new North-South alternate to Barham Blvd. A question and answer session followed. No action was taken.  
(Skip to Returning Business)

## 8. Returning Business

### **a) Discussion and possible motion regarding single family project at 15234 Rayneta Dr.:**

Committee had previously asked for a Landscape Plan; Drainage Plan; materials for block wall on West Elevation. All were presented by applicant. After comments about ensuring the integrity of the drainage system and the need for vines on the walls, Craig moved to approve as presented, and Jeff seconded. Approved unanimously. Ron will send letter for June 6, 2011 hearing.

## 7. New Business cont.

b) Modified Parking Requirement Ordinance: SONC opposed it; Mikie submitted comments; Ron will speak at the hearing.

c) Bicycle Parking Ordinance: Ron explained it. Committee felt there were too many negatives to support it. SONC opposed it; LUC supports that.

9. Committee Business: none

10. Committee Announcements: none

11. Adjournment: 8:20 pm.

12. Next Meeting: June 16, 2011, Sherman Oaks Library.

Respectfully Submitted,

Mikie Maloney/June 15, 2011