

Sherman Oaks Neighborhood Council



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Land Use Committee

July 21, 2011

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

Absent: Dave Rand

1. Call to order at 6:30 pm.

2. Roll Call.

3. Minutes of June meeting approved.

4. Introduction of electeds: Karo Torossian and later Nikki E/ CD2. Sidonia Lax/NC.

5. Public Forum: none.

6. Chair's Report:

- Dave Rand no longer on committee. Seat is vacant for now.
- MPR Ordinance to allow apartments without parking near transit centers passed by Planning Commission with proviso that NC's have approval rights. Next to PLUM.
- Bicycle Parking Ordinance to mandate bicycle parking, lockers, showers and repair facilities in business districts passed. Next to PLUM.
- Cell Antenna proposal postponed until August.
- Public Works and Plum will meet jointly on cell tower regulations on July 26.

- Planning Dept. noticed LUC that project at 4015 Witzel requests lot change from 10 lots to 2. LUC had already reviewed original project in January 2011 and did not approve. Applicant asked to return at that time to address concerns. Did not. Chair will ask that Planning not approve. Applicant may return.

- August will be a full agenda. Quorum needed.

7. New Business

- **Cell Tower Application for Public Storage in Sherman Oaks: postponed**
- **Discussion & possible motion regarding demolition & construction at 3835 Ventura Cyn.**
- No entitlements requested. Hillside Slope Ordinance requires 20 foot street. Street needs widening. Possible 15 ft. setback required for construction. No room. Neighbors oppose widening an already narrow street. Motion by Craig: *Luc approves the request for a waiver for relief from the requirement.* Arthur Hutchinson seconded. 8 approved. 1 abstention.
- **Discussion and possible motion regarding zone change application for construction of a 3-story mixed use building at 4216 Sunnyslope Ave.**
- Project would be 5 feet over height limit of 25 feet; subterranean parking with 3 stories above for 3 condos, 1200 square feet of commercial and more parking at grade. Neighbors opposed. 70 petitions signed. Stated that owner has been running a business illegally on property for three years. Already a huge parking issue. All homes on street are single family except one which is multi. No justification for bringing commercial north of alley. Inappropriate and out of compliance with intent of Specific Plan which calls for projecting single family neighborhoods north of alley. Sets bad precedent. Drawings not accurate. Motion by Art Fields *to disapprove the applicant's request for relief being sought from the committee.* Craig Buck seconded. Motion unanimously approved. Art will attend hearing on August 5, 2011. Ron will send letter to ZA.

- **Discussion and possible motion regarding comments to Stone Canyon Reservoir DEIR.**

After discussion committee did not feel that any action needed to be taken.

8. Committee Business

- **Discussion regarding possible changes to SONC LUC policy for applicant notifications.**
- After discussion of the committee's role in notifications, most members felt it is helpful to the community to have LUC notify neighbors of upcoming applications even though the City sends some notifications too. Alicia Bartley moved that we *amend our procedures to put our return address on the notifications.* Craig Buck seconded. 8 in support. 1 opposed. Committee members will investigate ways to put return address on envelopes.
- **Guidelines on projects to be reviewed.**
- Alicia will send to committee members.

9. Announcements: none.
10. Adjournment: 8:25 pm.
11. Next Meeting: August 18, 2011.

Respectfully Submitted,

Mikie Maloney

September 8, 2011