**Sherman Oaks Neighborhood Council**

**Land Use Committee Meeting**

**May 16, 2013**

Present: Ron Ziff, Chair; Alicia Bartley, Jackie Campbell, Jackie Diamond, Jeff Kalban, Mikie Maloney, Susan Steinberg. Absent: Craig Buck and Art Fields.

1. Call to order at 6:30 pm at the S.O. Senior Center

2. Roll Call

3. Minutes from April 18, 2013 approved: motion by Jackie, second by Sue.

4. Elected Officials: Jonathan Brand, CD4 and VNNC PLUM Comm.

5. Public Forum: none

6. Chair's Report

IVT was approved by the Planning Commission at 325 units, 52000 ft retail, 13000ft plaza, 82ft height

SONC sent a comment letter to Metro with concerns about the East Valley corridor. The concerns are:

a)Sepulveda Pass project should come first so both projects connect seamlessly. At the present it is not decided where the Sepulveda Pass Project will be located, what kind of vehicles and system will be used, and where the base station will be located.

b)The street is not wide enough to accommodate everything that needs to be there. Metro wants a dedicated right-of-way at least 30 feet wide. This will eliminate street parking, left turn pockets, and reduce the remaining street to 2 lanes each way. The remaining street will have to accommodate all cars, bicycles, and other vehicles.

c) The fence is a major problem. Metro wants to fence in the right-of-way. There are 8 other bus lines serving Van Nuys Blvd. Those buses each require 1 and a half lanes to operate. They will be slowed to a crawl in traffic. Ambulances currently use the entire street widths to maneuver, there will not be 28 feet available to shift back and forth zig-zagging across both sides past stopped traffic to carry emergencies to a hospital. They will not be able to do that because of the fencing. They will get stuck behind traffic and victims will not live to arrive at the hospital. The larger fire trucks (hook & ladder) require 28 feet street widths to maneuver. There will not be 28 feet available to shift back and forth. The fence will get in the way and keep them from driving on both sides of the street. If the right-of-way is put on the side of the street instead of the center, fire protection could be given up on only one side of the street.

d) The return on investment is bad. Current travel time from Sylmar to Ventura Blvd. is 46 minutes. The new light rail will reduce the trip to 41 minutes, save 5 minutes, at an estimated cost of 2.5 billion.

We are joined on the panel tonight by members of the Van Nuys NC PLUM Committee. This joint meeting of SONC/LUC and VN PLUM Committee has been called to discuss a project expansion at a location located in both counsel district

7) Discussion and possible motion regarding proposed Expansion and Renovation of Center BMW at 5201 Van Nuys Blvd. Presentation by Mee Semcken.

The applicant needs a zone change for the NW corner property at Van Nuys and Magnolia Blvd. This property is approximately 4 acres, the business is located on more than one contiguous properties. Center BMW has been on this site since 1975. They are requesting a change from P-1VL to C-21VL main zone change. The MMD draft will be circulated 21 days prior to the hearing date of 6/18/13. The project will be built in four phases, #1 Bldg. A, Bldg. D (carwash and parking), #2 Bldg. B at the corner of Magnolia and VN Blvds., #3 Adding square footage to an existing building and remodeling of the first and second floors. #4 Bldg. C will be new construction with roof storage, new cars, employee parking and service parking (required spots for facility 128, capacity of C will be 392 spaces)

Noted comments and concerns: Project has not been reviewed by CD4 staff, impacts to residential properties and bounding streets (sound, lights ,chemical usage, environmental impacts, parking and traffic impacts, visual screening, possible greening for roofs of new buildings, a current Q condition, multiple properties being built over by this business and properties have different owners, the RD1 property set to be a buffering transition to residential properties needs a better resolution to improve the use change, recommend street tree improvement, overall landscape plan needed, all movement of cars to be done on the property and not through the adjacent neighborhood, rear lot line setback). Jonathan Brand, CD4, recommends that applicant delays their LA City 6/18 hearing till after returning to LUC with a landscape plan and additional comments. Attendees speaking on this issue: Mike, Brenda, Kate, Anne, Nancy, Howard.

8) Committee Business Discussion of PIA projects in Sherman Oaks.

PIA - Parking Impact Assessments are to improve transportation. Jonathan Brand CD4, invites the committee and stakeholders to offer creative suggestions for the use of PRB funds and the LaReina project fees to improve our area.

9) Announcements - Next LUC meeting June 20, 2013 at 6:30pm. Notre Dame HS.

10) Meeting adjourned at 8:15pm.