

Sherman Oaks Neighborhood Council
Land Use Committee
June 20, 2013
Minutes

Joint Meeting with Van Nuys Land Use Committee

Present: Ron Ziff, Chair; Alicia Bartley, Jackie Diamond; Jeff Kalban, Mikie Maloney, Sue Steinberg
Guests: Jonathan Brand, CD4 Absent: Craig Buck, Jackie Campbell, Art Fields

1. Call to order at 6:30 pm at Notre Dame High School
2. Roll Call
3. Minutes from May 16, 2013 approved. Motion by Jeff, second by Mikie
4. Elected officials: Jonathan Brand, CD4.
5. Public Forum: Jennifer Rothman from Studio City spoke on the proposed project at Harvard Westlake School which includes a 3 story, 750 car parking garage on the West side of Coldwater Cyn. Includes pedestrian sky bridge; athletic field on the roof. Concerns about traffic and neighborhood intrusions. Community sees no benefit to warrant what they are asking. Patrick Holder – also from Studio City – added that they are looking for a letter of support from Sherman Oaks Land Use in opposing the project. Ron Ziff explained that the committee does not have jurisdiction over the project.
6. Chair's Report deferred to later in the meeting.
7. Returning Business
 - a. Discussion and possible motion regarding proposed expansion and renovation of Center BMW at 5201 Van Nuys Blvd. Applicant has hired a landscape firm. They are planting trees along the west and north walls of the property and adding more trees to the Van Nuys Blvd. lot. The parking structure will have some screening on the sides and buffers in the structure to reduce lights from cars. Committee comments: add louvers in parking structure for car lights; add vines to structure; Van Nuys committee asked for more neighborhood outreach; committee asked if neighbor complaints about existing parking lot lights have been resolved (lights will be upgraded to reflect new standards); applicant volunteered to have all employee parking on-site. Applicant volunteered to eliminate the use of blowers in the car wash. Committee asked to see some improved design on the West side of the parking structure.

Motion by Mikie, seconded by Jeff: The Land Use Committee approves the proposed project for the expansion and renovation of Center BMW at 5201 Van Nuys Blvd in Sherman Oaks as presented with the following conditions: 1.) employees are to park on-site; 2.) 85 parking spaces will be provided for employees; 3.) the car wash on-site will not use blowers of any kind; 4.) the applicant architect will work with a LUC committee member to redesign the West-facing façade of the parking structure to include louvers at openings and to have an aesthetic similar to Building A. Vote was unanimous with Sherman Oaks LUC; and 4 Yes and 1 No with Van Nuys LUC.
8. New Business
 - a. Conditional Use Beverage for on-site beer and wine license at Café de Mexico 12918 Riverside Drive. Applicant has two other stores adjacent and patrons can move from one to another. Hours are 10:00 am – 10:00 pm. No neighbor outreach done. Committee has policy of not taking any action when neighborhood has not been notice. Council office rep will relay this to the hearing officer on the project.
9. Chair's Report:

- a. Il Villagio Project on Sepulveda going to PLUM and City Council soon. CD4 called a meeting with Jill Barad, Jeff Kalban, Ron Ziff and others. Most supported the 325 units and 52,000 feet of retail. SOHA favored 298 units. All supported the 24 conditions developed by LUC. Encino homeowners opposed the project.
 - b. Complaints continue about the two adult clothing stores on the boulevard. One store has recently closed. The Ventura/Cahuenga Specific Plan Review Board will review the remaining store on the issue of signage.
 - c. Two tattoo parlors near Van Nuys and Ventura are being sent for review to authorities on zoning issues.
 - d. July LUC meeting will include an apartment building at 5300 Sepulveda and a restaurant at 14622 Ventura.
 - e. Changes and updates to the zoning code are in progress. Committee members are asked to stay abreast of the changes. The URL to request updates is [recode.LA](http://recode.la). A meeting is set for July 9 in Van Nuys.
 - f. A hearing on the city's "Housing Element" is planned. Members are asked to review the document.
 - g. A Mural Ordinance was passed by Plum. No information at this time; but there is concern about the impact on single family homes.
10. No Committee Business
 11. Meeting adjourned at 8:30 pm.
 12. Next Meeting July 18, 6:30 pm at Notre Dame High School.

Respectfully Submitted

Mikie Maloney

July 15, 2013