**Sherman Oaks Neighborhood Council**

**Land Use Committee Minutes**

**February 20, 2014**

**1. Meeting called to Order** by Chair Ron Ziff at 6:30pm.

**2. Present:** Chair R. Ziff, A. Bartley, C. Buck, J. Diamond, A. Fields, J. Kalban, M. Maloney, S. Steinberg.

**3. Minutes of January 16, 2014** unanimously approved. Motion by C Buck, seconded by A Fields.

**4. No public officials were presen**t.

**5. No public comments on non-agenda items.**

**6. Chair's report given by Ron Ziff**

Jackie Campbell has resigned from the committee this past month. A member of her family has medical problems that require Jackie's time and attention. Jackie has served on the SONC Board in its early years and on this committee since it was founded. We thank her for her service and wish her well in caring for her family.

Jill Barad has appointed Tom Capps to the committee. Several of us have had the privilege of working with Tom on various committees and projects in the community. I enjoyed working with Tom during my first months on the SONC Board almost five years ago. I know he will give us his thoughtful judgment. I would like to welcome Tom to the Land Use Committee.

The DOT has announced the launch of a program called People Street. Areas of underused roadway below the curb are going to have temporary barriers set up so they can be made into parklets.

Notre Dame High School will be dedicating a part of their school renovation this coming Saturday at 10am. The public is invited to attend. Neil Diamond is scheduled to sing the national anthem.

SONC has moved into an office on Ventura Blvd along with the Council District 4 staff. The office is located at 13901 Ventura Blvd. Suite 104. An open house will be held for all constituents Tuesday, February 25, 2014 from 4-7pm.

The next SONC elections will be held for even numbered seats. There will be a meet the candidates night March 10th. The election will be held Thursday March 20th from 4pm-8pm. The polling place is the Senior Center at 5056 Van Nuys Blvd. Our meeting is that same day at 6:30 pm. Please vote between 4 & 6 so that you may arrive here on time.

The SONC April meeting is April 7th, a week earlier than usual, the Sherman Oaks Elementary Auditorium will be unavailable.

**7. Returning Business**

**a) 5300 Sepulveda Blvd. 36 unit apartment complex** - Chair delayed this item to later in the meeting as the applicant was not yet present. The applicant was sent a letter by Chair Ziff to please attend tonight's meeting. The applicant did not attend the meeting. Chair Ziff has placed this item on numerous meeting agendas to give the applicant every opportunity to complete the approval process. The applicant initially presented this project to be approved for new construction apartments, the LUC committee noted a number of concerns at that meeting. Concerns included residential units window views to roof top ventilation units, lack of landscaping, street trees, parking and access issues and requested Applicant to return with revisions, and more complete plans. The applicant was contacted prior to eight LUC meeting dates to appear, the eighth meeting date the applicant replied that he would be out of town. During the period the committee was attempting to review his project this applicant sought a SB1818 permit, was granted it, someone opposed the permit, the opposition was denied. The applicant is now applying for a condo conversion and has a hearing 3/16/14. The applicant responded via email to Chair Ziff on 2/12/14. In that email he states that he does not need to appear. Without further information from the applicant Chair Ziff is seeking approval from Committee members to appear before the Zoning Administrator. Chair Ziff will notify the ZA that the drawings presented to LUC were not done by the architect of record, and the parking, front and side yard setbacks are not in compliance.

Motion to deny approval under the expedited processing case and to oppose the project as presented. Motion by C. Buck, seconded by S. Steinberg. Passed unanimously.

**b) "Public School 818" at 15300 Ventura Blvd** - Applicant returning to committee with requested renderings and materials details. The Zoning Administer approved their hours of operation and new CUP with existing CUB. No live entertainment or dancing. No speaker requests for this item.

Motion to approve as presented. Motion by J. Diamond, seconded by C. Buck. Passed unanimously.

**c) Nursery School at 5128 Hazeltine** - Doha Zohbi, Owner/Operator of this currently in operation nursery school(licensed for 14 enrollees) returned tonight to LUC to propose a list of twelve recommended conditions to support approval to increase enrollment from 14 to 35 children per day. Ms. Doha's prior request before LUC for expansion to 28 enrollees was denied. The Zoning Administrator asked this applicant to return to LUC. Ms. Doha is represented at the meeting by Brad Rosenheim. Thirteen speakers filed speaker cards on this item. Speaker comments included a negative impact of expansion due to the following reasons; safety due to frontage being on a high traffic avenue, safety of children on small driveway, drop-off and pick up currently results in cars waiting in traffic lane to get into existing driveway, lack of parking for site employees, neighbors are already impacted in addition to parking problems with privacy and sound concerns that would be only worse due to an expansion. There are currently three other schools in the area that is a residential neighborhood. Elementary school students need to walk past both driveways of this small circular driveway and at times waiting cars create an unsafe environment. Committee questions followed, Chair Ziff suggested that the handicap parking space located at the rear of the property (in the alley) be open at all times and that since the alley is in poor repair that he will contact the Council office about repairs. LUC member M. Maloney suggested that the applicant continue working with neighbors and other community members towards resolution of these concerns. No action taken by LUC on this matter.

**8. Committee Business- Review of a Master Plan for Sherman Oaks** - Chair Ziff spoke about the scope of this plan, its value to the wider community and to the future development of the community. He reminded all committee members that we are to be mindful that all work is done in accordance with the Brown Act guidelines Tom Capps and Craig Buck will now send the draft/working document to the full SONC Board for review. Motion to schedule regular meetings to discuss the elements of the Plan document and show the accompanying video. Motion by C. Buck, seconded by A. Bartley. Passed unanimously.

**9. Announcements from Committee** - Next meeting March 20,2014 at 6:30pm.

**10. Meeting adjourned at 9pm.**