

# CITY OF LOS ANGELES

CALIFORNIA



## SHERMAN OAKS NEIGHBORHOOD COUNCIL

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### Committee Members:

Ronald Ziff – Chair  
Jeff Kalban – Vice-Chair

Alicia Bartley  
Craig Buck  
Tom Capps  
Jackie Diamond  
Art Fields  
Mikie Maloney  
Sue Steinberg

### Sherman Oaks Neighborhood Council Land Use Committee Meeting Minutes Thursday, March 20, 2014 Sherman Oaks Library 14245 Moorpark Street

The public is requested to fill out a "Speaker Card" to address the Committee on any item of the agenda prior to the Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Committee

1. Meeting called to order by Chair Ron Ziff at 6:30 PM.
2. Present: Chair R. Ziff, A. Bartley, T. Capps, J. Diamond, A. Fields, J. Kalban, M. Maloney, S. Steinberg
3. Minutes of the Land Use Committee meeting of February 20, 2014 were approved unanimously.
4. Introduction of Public Officials
  - a. Jonathan Brand of Councilmember LaBonge's office stated that he was here for the meeting, gave no updates but answered questions regarding the opening date for Ralphs project.
  - b. Claire Bowin of City of Los Angeles Planning Department was introduced. No update made as she is presenting information during Agenda Item 7C – Returning business – RIO Plan.
5. No public comments on non-agenda items.
6. Chair's Report
  - a. An important change to the Brown Act at the beginning of the year. Under this provisions, Neighborhood Councils general boards and committees must publicly report any action taken at a meeting and publicly record the vote or abstention of each action taken by each member present for the action at a meeting. This be done orally at the time the action is taken as well as recorded in the minutes.  
The change enhances the public's ability to monitor meetings and discern individual members' votes. This new requirement may be addressed by a roll-call vote taken at a meeting and recorded in the minutes. It may also be addressed by reflecting orally that the vote was unanimous or by stating the names of each individual who dissented or abstained so that there is a clear

record of how the entire body voted. This information should also be included in the minutes of the meeting.

- b. At the April meeting, the committee will hear an application for a type 86 ABC license for the Ralphs at Hazeltine and Ventura Boulevard. A type 86 license requires an underlying off-sale liquor license. The operator will be applying for a type 86 license which allows wine tastings as educational events. The tastings have to be run by a third party like a winery or wine importer. The area has to be separate from the sales area. The Chair will be recusing himself from the meeting for this agenda item. The Land Use Committee cannot decide alcoholic beverage issues, as this is reserved for the ABC. The extent of consideration by LUC is on Land Use items only.
- c. The meeting agenda has several Planning Commission items that require reading. All items were released at one time and are scheduled to go to City Council PLUM meeting in May. If LUC is going to make recommendations to the SONC Board, LUC must do so tonight. There is no obligation to weigh in on all of them. The Planning Department has scheduled workshops to look at all of them. Chair has sent out a flyer to all committee members. The next scheduled meeting for the South Valley area is Saturday, April 5, 9:00 AM to Noon at the Van Nuys City Hall in the Braude building.
- d. Committee received a letter from Councilman Englander inviting us to a briefing on “Save Our Streets Los Angeles” on April 2, 2014 at 6PM at City Hall.
- e. Chair read to the committee a copy of a letter sent to one of the neighbors by the applicant / owner of the proposed nursery school at 5128 Hazeltine Avenue.

## 7. NEW AND RETURNING BUSINESS

- a. NEW BUSINESS – APPLICATION FOR A LIQUOR LICENSE BY MIDICI RESTARUANT AT 14612 Ventura Boulevard

Applicant has applied for a conditional use permit to dispense beer and wine license for Midici Restaurant on the south east corner of Ventura Blvd. and Cedros Avenue. Former site of AH’s Retail Store

The project was presented to the Committee by project manager, Patrick Brunet and Amit Kleinberger, CEO of Menchie’s Frozen Yogurt as Owner/Operator. The Applicant is requesting dispensing of wine and beer between 9:30 AM – 12AM Sun-Thurs and from 9:30AM-1:30AM Fri and Sat. Dispensing beer and wine in a 3500 S.F. indoor ground floor and a covered patio with 532 S.F. A change of use from retail to restaurant and a 10% reduction of required parking from 21 to 17 spaces.

Three speakers filed speaker cards for this item. All speakers were in favor of the project.

Committee discussion and questions to the applicant were concerns on

bicycle parking in the front of the building along Ventura Boulevard, the type and construction of the barrier separating the outside patio with the public right of way, reduction of the parking requirements, use of the underutilized Cedros Parking Lot # 629. Jonathan Brand from Councilman Tom LaBonge's office spoke regarding the use of the parking lot by the Applicant. Additional concerns were made regarding the Applicant's signage plan.

Motion to approve the project as presented with the exception that applicant return with additional information regarding the patio barrier, bike parking in front and building signage Motion by Maloney. Seconded by Art Field. Passed unanimously.

b. NEW BUSINESS – SAVE THE BRIDGE

Tomas O'Grady, Executive Director of Enrich LA made a presentation to the Committee regarding the demolition of the Figueroa Bridge (Monument No. 908) and the construction of a new bridge to replace the existing bridge. The existing bridge spans the Los Angeles River.

The existing bridge is being replaced as it does not conform to height requirements for bridges spanning the railways. Mr. O'Grady is asking support from all neighborhood councils to not demolish the bridge by the Army Corps. Of Engineers and repurpose the bridge for pedestrian and other recreational use. The bridge was seismically retrofitted in 1988. Cost for demolition is \$1.7 Million dollars. The request includes repurposing this money for the recreational use of the bridge.

Motion that LUC support #908 monument from demolition. Motion by Maloney. Seconded by Art Field. Passed unanimously.

c. RETURNING BUSINESS – RIO PLAN

Claire Bowin of the City Planning Department to present and answer questions on the RIO Plan.

Committee discussion included clarification on the approval process. Ms. Bowin stated that the approval process would be an administrative compliance and would not be part of a formal building and safety review. Plans would not need to be prepared by a licensed landscaped architect and could be prepared by a State Landscape Professional. However, Ms. Bowin had no idea as to the qualifications or credentials of this individual.

Motion to recommend that city approval process be part of the Building and Safety process and that replacement of flora in any city owned property within the RIO boundaries be replaced with RIO approved flora. Motion by

Ron Ziff. Seconded by Art Field. Passed unanimously.

d. NEW BUSINESS – ZERO WASTE LA

General discussion on Zero Waste LA. Committee members were unable to download the file with the Zero Waste Plan.

No action taken.

e. NEW BUSINESS – MOBILITY PLAN

Chair R. Ziff state that the comment period for the Mobility Plan being prepared the Planning Commission would close on May 13, 2014.

One speaker filed a speaker card for this item. Mr. Chesler spoke against the Mobility Plan listing the deficiencies in the plan. As a resident and an employee of MTA, Mr. Chesler expressed that the plan was limited and should be renamed the InMobility Plan. He urged the Committee to not support the Mobility Plan as presented.

R. Ziff commented that the existing plan made little comment on the need for a comprehensive plan for an MTA transit solution between the Valley and West LA. Over 600,000 car trips use this corridor every day. The Mobility Plan as presented stated that no action would be taken for train service until after 2035.

Motion to request planning department to extend comment period 90 days. Chair to send a letter to the to the Planning Department. Motion by T. Capps, Seconded by J.Kalban. Motion passed unanimously.

f. NEW BUSINESS – CITY RECODE LA

No Action Taken.

g. NEW BUSINESS – PLAN FOR A HEALTY LA

Chair will forward additional information to the Committee. Item tabled.

8. COMMITTEE BUSINESS

Committee discussed revising and increasing the Land Use Budget to allow for payment of special consultants and speakers when necessary to clarify or gain additional information on matters presented to the Committee. Chair R. Ziff take this matter to the Finance Committee.

9. ANNOUNCEMENTS FROM COMMITTEE:

Revision to Chair Report. Athenia Restaurant at Willis and Ventura is under investigation by Los Angeles Department of Building & Safety and L.A.PD.

10. MEETING ADJOURNED AT 9:25 PM