

CITY OF LOS ANGELES

CALIFORNIA



SHERMAN OAKS NEIGHBORHOOD COUNCIL

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Committee Members:

Ronald Ziff – Chair
Jeff Kalban – Vice-Chair

Alicia Bartley
Jason Gervais
Tom Capps
Jackie Diamond
Art Fields
Mikie Maloney
Sue Steinberg

Sherman Oaks Neighborhood Council Land Use Committee Meeting Minutes Thursday, July 10, 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 June 27, 2014 were approved unanimously. Motion to approve by J. Kalban and seconded by A. Fields.
4. Introduction of Public Officials
 - a. Jonathan Brand of Councilmember LaBonge's office stated that he was here for the meeting and would reserve comments for agenda items.
5. No public comments on non-agenda items.
6. Chair's Report
 - a. Police have raided several hookah lounges in Sherman Oaks and Van Nuys. Charges may be filed for allowing smoking in an area where food is being consumed. The State ABC accompanied on the raids and may file charges for unauthorized possession of distilled spirits on a premises licensed for beer & wine.
 - b. There will be a scoping session on the IMT/Sunkist project prior to preparation of an EIR. It will be held July 15 between 6 pm and 8 pm at the Sunkist Building The deadline for public comments is July 30, 2014.
 - c. The A.T.&T. application for a cell phone antenna array at 14749 Burbank Blvd has been withdrawn.
 - d. The Buckley application for an extension of the time for their building program has been extended for 25 years.

7. NEW AND RETURNING BUSINESS

- a. RETURNING BUSINESS – NURSERY SCHOOL AT 5128 HAZELTINE AVENUE – CASE NO. ZA 2013-2186-CU-ZV / ENV-2013-2187-MND – REVISED PROPOSED CONDITIONS OF APPROVAL:

The applicant is seeking to increase the number of students from 14 to 28. The matter was previously presented to the committee at the February 20, 2014 LUC meeting. Public comment was heard from Theodore Leemon, Nancy Sogoian, Ed Nelson, Gene Habas and J. Santino – all speaking against the applicant citing parking concerns, noise issues and enforcement of the proposed conditions.

A motion was taken and the committee recommended that the applicant work further with the residents for more acceptable conditions. Ron Glushon, attorney for the applicant, presented to the committee a revised conditions of approval for Nursery School.

Committee discussion – Mikie Maloney was in favor of Condition 19 but was uncomfortable with the school having adequate facilities for 28 students. Jackie Diamond and Susan Steinberg spoke of concerns of not adequate staffing for drop off and pick up.

Jonathan Brand from Councilman La Bonge's office spoke of the issues pertaining to enforcement of conditions of approval.

No motion was made.

- b. NEW BUSINESS – Demolition & Building Permits – Armenian School at 13330 Riverside Drive:

Presentation by Lee Ambers for a demolition and building permit for a new two story building to replace the existing one story building at the Meridian Armenian School. The existing building is old and due for replacement. The school enrollment shall not change and shall remain at 300 students.

A motion to approve the demolition and building permits was made with the condition that applicant will return to the committee with landscaping and building material drawings. Motion by Maloney, Seconded by Diamond. Passed unanimously.

- c. RETURNING BUSINESS – Small Lot Subdivision 4603-5 Kester Avenue.

Applicant returned to the committee and presented drawings including site plan with set backs, proposed floor plans, renderings and a list of items proposed to

be covered by a declaration of covenants, conditions & restrictions and agreements for easements and maintenance.

Public comment was made by resident Chris Pauley regarding concern to this neighboring property regarding privacy, plantings at the back of the property and possible adverse effect of the project to the resale value of his home.

The committee reviewed the Chair's report on the Small Lot Subdivision Ordinance to be presented to the City Council on July 30, 2014. Jonathan Brand of Councilman La Bonge's office gave an update on the background and concerns of the Councilman.

Committee discussion with respect to the applicant was made regarding the trash area, privacy concerns the proposed roof decks, planter boundaries and set back.

A motion to approve as presented was made with the condition that the applicant return with landscaping plans and revised plans showing the roof decks for lots C & D oriented to the East. Motion approved unanimously.

d. NEW BUSINESS – Small Lot Subdivision 15200 Magnolia at Columbus

Informal presentation of a 10 Unit SLSD by David Tran of Galaxy Holdings. Presentation were concept elevations of the proposed project and site layout. Time had expired at the library and the meeting was held in the exterior library entrance. No action taken.

9. NON AGENDA ITEM – Comment by Lisa Lazarus, a long time Sherman Oaks resident, requesting that the Sherman Oaks Neighborhood Council to take a position on the loss of single family residences.

a.

10. COMMITTEE BUSINESS

Chair discussed preparing a letter to the City of Los Angeles Planning Department to extend the time period to comment on the IMT/SUNKIST BUILDING EIR.

11. MEETING ADJOURNED AT 8:30 PM