**DRAFT**

**Sherman Oaks Neighborhood Council**

**Land Use Committee**

**Minutes**

**June 19, 2014**

Present: Ron Ziff, Chair; Alicia Bartley, Tom Capps, Jackie Diamond, Jeff Kalban, Mikie Maloney, Sue Steinberg

Absent: Art Fields, Jason Gervais

* Meeting called to order at 6:30 pm.
* Roll Call
* Motion to approve minutes of May 15 by Jackie Diamond; seconded by Jeff Kalban. Unanimous approval.
* Introduction of elected officials and staff: Steven Butcher from Assemblyman Nazarian’s office. Alice Roth from CD4 introduced later.
* No public comments.
* Chair’s Report:
* The City Council has introduced #09-2645 to update the AGF Ordinance which pertains to the large metal boxes in parkways to support cell phone antennas.
* The Council has proposed CF-13-1493 which will allow and regulate street vendors.
* The Council has proposed CF-13-14002 which will limit some types of businesses in certain areas (massage parlors, liquor stores, dance halls.)
* The July meeting agenda will include: the nursery school at 5128 Hazeltine; a 4 story, 67 unit apartment at 13568 Rye Street with density bonus; and a CUP for demolition and construction of a new building at the Armenian School at 13330 Riverside Drive.
* The July meeting is changed to July 10 & the August meeting is on schedule for the 21st.
* New Business:
* **Discussion and possible motion on a CUB for the sale of alcohol at di Avellino Restaurant at 14635 – 14637 Ventura Blvd. in Sherman Oaks.** Presented by Ira Handelman. The new restaurant will be on an existing 2,200 commercial site and will provide 65 interior and 15 patio seats. A full line of alcohol will be offered. The hours are 9 am – 2 am daily. Parking is offered in a shared parking lot next to the building and a larger lot directly behind the site. Public comments were made by: Steven Butcher, Assemblyman Nazarian’s office, Bruce Gridley, Linda Brooks, Greg Martayan, Robert Cohen, Paul Krueger, Molly Unger, Jules Feir, Leslie Elkan, Penny Meyer, Cheryl Cashman, Chuck Betz, Harry Yi, Cynthia Sparagna, Vicki Nussbaum, Johnny Parco, Sidonia Lax, Alice Roth, CD 4. All spoke in support of the project, noting that the applicant, Richard DeSisto, has brought several successful restaurants to the community recently and that he has a vision for Sherman Oaks that will help the community establish itself as a dining destination far beyond the community. Others noted that it is very difficult to find a good retail owner who will also support the community and that Richard has done so in many areas, supporting LAPD, schools, charities and community organizations. It was also noted that his restaurants are well run, with no problems, and that the sites are always very well maintained, and that the applicant is responsive should issues arise. Committee comments included: questions about employee parking (an agreement with the bank at Cedros allows employees to rotate parking during shifts, and all employees are given $50 a month for transportation); sidewalk encroachment by patio dining area (there will only be 4 tables and they will not impact the sidewalk); availability of bike racks (there will be some).

Jeff Kalban moved that the *Land Use Committee approve the project as presented.* Tom Capps seconded. Vote was unanimous: 6 YES/0 NO.

New Business (cont.)

* **Application for a lot split at 4603 – 4605 Kester Ave.**  (Small lot subdivision) Presented by applicant Peklar Pilvajian. The site is currently vacant. The new project will be for four 2-story units of 2000 square feet, with two parking spaces each. They will be 45 feet high and share a common garage access area. Useable roof top space is being considered. Each unit will be owner occupied. The lot is 50 feet wide by 125 feet deep. Construction will take 18 months. Adjacent resident, Clarissa Follaytta expressed concern about construction impacts and asked for direction on reporting them; Greg Martayan spoke in support of the developer and his projects. Committee members said they could not review the project without more information: a project narrative; elevations, architectural renderings; landscaping plans and materials. There was also concern that, as essentially 4 homes on one piece of land, that there should be guidelines (similar to CC & Rs) that protect the individual owners. The applicant was asked to develop some guidelines. There was also confusion as to the number of parking spots required. A question was asked about how the trash collection is going to be handled. The setback reductions were also a concern. The applicant will return with the missing information mentioned above.
* Committee Business:
* Discussion and possible motion and vote on the Sherman Oaks Vision Plan. The committee discussed concerns that the plan might be too specific regarding certain suggested traffic mitigations: crosswalk placement, bump out locations; landscaping and seating in the right of way. Conversely, others felt that these were simply ideas and examples that could be considered; that they were not proposed projects, just visions. After more discussion, Jackie Diamond moved that *LUC support the Vision document in its present form and have it presented to the full Neighborhood Council Board for review and approval.* Alicia Bartley seconded. The vote was unanimous for approval:

6 Yes/0 NO.

* No Announcements
* Adjournment 8:00 pm
* Next Meeting: July 10, 2014 Sherman Oaks Library

Respectfully Submitted,

Mikie Maloney