**Sherman Oaks Neighborhood Council**

**Land Use Committee Meeting - Minutes of January 21, 2016**

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

**2. Roll Call - Present: Chair Ziff, Alicia Bartley, Tom Capps, Jackie Diamond, Art Fields, Jeff Kalban, Rick Mayer, Sue Steinberg Absent: Mikie Maloney**

**3. Motion to approve December 2015 Minutes, seconded, approved unanimously.**

**4. Elected Officials - Lisa Petrus, SONC Board member**

**5. Public Comment on non-agenda items - none**

**6. Chair's Report - Last summer we heard an application for a cell phone antenna array at 14614 Burbank Blvd. We made no recommendation at that time and asked AT&T to meet with the stakeholders to discuss the issue. The project proceeded to the Planning Dept. where no decision was made. AT&T has requested that we set up a community meeting. I have been in touch with community leaders and the meeting will probably be held in early February. I will keep you informed of the details.**

**The SCAG annual report is being finalized. It calls for "Los Angeles local highway LA996425 0 install a reversible lane on Sepulveda Blvd. through the tunnel at Mulholland Dr., install bike facilities from Skirball Center Dr. to Belair Crest Rd. Implement intersection improvements at Skirball Center Dr. , I-405 FWY SB on-ramp, Moraga Dr. and Wilshire Blvd.**

**It has been the policy of this committee since long before I arrived not to get involved in single family residences unless either the applicant or a neighbor requests our review. There is a house at 4624 Noble that is under construction. Last week for the first time, I was asked to place this item on our next agenda. I will try to get it on the February agenda. Any committee member who lives within 500 feet of will have to recuse themselves. What has happened is that several people have made complaints on their own. By doing that they give up the strength of this committee and the neighborhood council. We are always better off if we make a considered decision and speak with one voice.**

 **Announcements:**

**The SONC will be holding elections. If you would like to run for a seat on the board, go to our website www.shermanoaksnc.org. The information on how to run can be found there. The deadline to file is February 7, 2016. There will be a candidates forum on March 14, 2016 at the Sherman Oaks Elementary School Auditorium. There you can see and hear each of the candidates. The election will be held April 7th 4-8pm at the Senior Center on Van Nuys Blvd.**

**The Library informed me tonight that they will have a moratorium from February 1 to February 14 on all overdue books, no matter how long overdue will be received without a fine to be paid. All will be forgiven.**

**Jeff Kalban asked Chair Ziff about the use of funds approved to repair Sepulveda Blvd through the Tunnel to the Skirball Center.**

**6a. Report on Plan Review Board by Lisa Petrus - Some communities along the Ventura-Cahuenga Specific Plan are reviewing the Plan and balancing it against changes that are arising in their specific communities uses and needs . Ron Ziff and Lisa Petrus have spoken against opening the Plan as representatives of Sherman Oaks.**

**6b. Chair Ziff proposed the following motion: The Plan Review Board has proposed the following changes in the Ventura-Cahuenga Specific Plan 'The Pedestrian Areas in the Specific Plan eliminated.' 'In addition, Tier 1 and Tier 2 uses should be removed.' 'Removal of the 18" planting area.' The Land Use Committee recommends that the Board oppose any changes to the Specific Plan. Discussion, Rick Mayer called the question. Motion Approved unanimously.**

**7a. 14235 Ventura Blvd Restaurant - David Sack, representative.**

**Applicant requesting amending the hours of operation to be approved for: 8am. to 12am daily at the above address, with the condition that the application be amended to reflect these hours. Motion approved unanimously.**

**7b. Returning Business. Small Lot Subdivision 14655 Moorpark St.**

**Plans shown by the applicant for four single family units, one 3 story unit, and the 2 west units have roof decks, with the addition of a landscape plan that includes the decks to provide required side yard space and front yard setbacks.**

**Committee comments and concerns: - LUC requested the applicant at their first meeting to consider returning with one less unit in their plan, move parking to be accessed by the alley at the rear of the property for the safety of occupants and a safe flow of traffic on their frontage street, to reconsider the trash storage and collection, current trash plan problematic as designed, fourteen bedrooms as planned and only 8 parking spaces inadequate. Comments:**

**- Current plan with garages the first floor shifts dynamic of use to the second story and changes the dynamics of use, if a three unit solution was considered would lesson traffic impacts and density concerns. -Stacking of traffic in main travel times stacks on the block - Small Lots are to increase home ownership - tandem parking is problematic - Reducing plan to three units provides the ability to provide ground floor living and a sense of community. - the packet materials provided to committee do not accurately reflect this presentation.**

**Jackie Diamond motions LUC to reject the proposal as presented, with a suggestion that the applicant re-consider building a three unit project on the small lot. Art Fields seconded the motion. Motion approved unanimously.**

**7c. Conditional Use Permit for a Cell antenna and equipment facility installation and exception to the height limit to 58 feet at 13425 Ventura Blvd for Verizon Wireless. Presentation by Marilyn Warren.**

**- Chair Ziff announced that we cannot due to federal law talk about radiation levels in this discussion.**

**Comments and questions- What changes may be made to the installation after a permit is granted, are radiation levels monitored, outlet power and details of the safety monitors, this is not an industrial area it is adjacent to a nursery school and elementary school. This is not an allowed usage in the Specific Plan, what are the overwhelming reasons to go against the Ventura Blvd Specific Plan? Is what is being presented tonight what will be installed? Will there be any ground level equipment installed and if so where, and will there be sound and visual impacts?**

**Responding, Ms Warren said that there is a needed capacity for this area that has been studied, when constructed there may be other cables, antennas, etc. and the installation may be visible and audible at ground level.**

**Committee discussion none. Motion by Rick Mayer to deny proposal, Second by Sue Steinberg, motion approved unanimously.**

**7d. New Business**

 **Consideration of the LA City amendment to the small lot subdivision ordinance. CPU-2015-4499-CA**

**Committee comments-**

**-Favoring the updated changes to the draft, however if adaptive reuse, what are the height limitations, and favor a slight increase of 20 percent of floor area. Adaptive use of a historical building to a small lot sub-division? If adaptive reuse may add 25 percent floor area. Procedures- What is the approval process, the guidelines, setbacks, trash plans etc for the projects?**

**Motion to approve by Tom Caps, Seconded by Art Fields, Approved unanimously.**

**8. Next LUC meeting February 18, 2016 at the Sherman Oaks Library, 6:30pm.**

**9. Meeting adjourned at 8:40pm.**