

Sherman Oaks Neighborhood Council
Planning and Land Use Committee
April 20, 2017
Minutes

Present: Jeff Kalban, Chair; Tom Capps, Jackie Diamond, Art Fields, Mikie Maloney, Sue Steinberg, Ron Ziff. Absent: Alicia Bartley, Rick Mayer, Lisa Petrus.

1. Call to order at 6:35 pm.
2. Roll Call
3. Motion to approve March minutes by Tom; second by Jackie. Unanimously approved.
4. Introduction of Vicky Tavitian from CD4.
5. Public Forum: a community member asked how to present before PLUM concerning a residential project. Vicky from CD4 was asked to work with them.
6. a.) Chair's Report: The project which PLUM approved AT 14241 Ventura Boulevard near Beverly Glen (which included a possible future banquet hall) was presented to SONC and approved. It will come back to PLUM before Plan Check.
b.) Plan Review Board Report: none
7. New Business
 - a.) Presentation by Whole Foods representatives requesting exceptions for zoning, height, lot coverage and set back. Previous location was car wash. Project wraps around Ventura, Tyrone and part of Moorpark. Includes partial vacation of alley behind it; ingress and egress on Ventura, Moorpark and Calhoun; reconfiguring the small triangular island at Moorpark and Tyrone; new left turn pockets on Ventura and Moorpark; use of alley off Moorpark for truck routes; reduced setbacks; increased height and lot coverage; a use by someone other than Whole Foods at the entrance at corner; incorporation of a restaurant.
Public Comments: Marshall Long said that SOHA has prepared a report on the project that contains major concerns about the ingress and egress points; the truck entry off Moorpark; the merging of traffic at Moorpark and Tyrone; the triangular island; the flow of traffic in the alley; noise impacts of the restaurant; the left turn pockets. Jules Feir noted that the traffic on Moorpark is already fast and dangerous and this plan will only make it worse. Tom Winn worried that employee parking will impact the streets immediately to the north; and that traffic through the neighborhood will increase. Nancy Miller noted that the traffic at nearby intersections is already very congested; that not enough parking is being required; that the previous project did not produce the level of traffic this one will; that the left hand turn pockets will stop traffic flow; that the Ralphs down the street is about the same size but has 313 parking spaces as opposed to the 240 for this one. Jay Weitzler said there should be no left turn off Ventura and no left exit on Moorpark.
Committee Comments: Members were all concerned about the traffic patterns and the ingress and egress. Truck routes were questioned. Questions were asked about the corner tenant, as that is a signature corner it should be a good operation with a dedicated pedestrian entrance; the length of the lease; the hours of operation; the amount of parking; the lack of coordination with adjacent properties and their parking needs; incorporating RIO Standards into landscaping plans; allowing the zone change from P to commercial; the setback and height exceptions; bike accommodations; lack of an EIR.

The committee recommended the Whole Foods team study designs that take into consideration the required step back along Ventura, the required set back along Moorpark,

a meaningful plaza at the corner of Ventura and Tyrone and the possibility of two subterranean parking levels allowing the market to be at street level.

Motion: The Sherman Oaks Planning and Land Use Committee thanks Whole Foods and its representatives for their presentation on their proposed project and asks them to return with their responses to the comments made by the public and the committee. Motion by Jeff, second by Jackie, unanimously approved.

- b.) Discussion and vote on Transit Oriented Communities Affordable Housing Initiative Guidelines. Committee had concerns about the menu options which allowed too much density and too little open space and parking. *Motion: The Sherman Oaks Neighborhood Council Planning and Land use Committee opposes the proposed Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC) because it denies the human element in planning – it denies the fact that we all have needs in our lives no matter our income – and we oppose the guidelines for its insufficient parking criteria and because the administrative process by-passes public input; because it results in a loss of light and air by reducing open space and setbacks, negatively impacting the health and welfare of our lower income citizens. Additionally, in Sherman Oaks, true mass transit does not exist. Motion by Jeff, second by Tom, unanimously approved.*
 - c.) Location of Soofa Signs in Sherman Oaks: pulled from agenda.
8. Committee Business: Next Meeting, May 18, 2017 Sherman Oaks Library
 9. Meeting adjourned at 8:50 pm

Respectfully Submitted,
Mikie Maloney