

Sherman Oaks Neighborhood Council  
Planning & Land Use Committee Meeting  
Minutes

Thursday, December 21, 2017 6:30 p.m.

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

- 1) Call to order at 6:30 p.m.
- 2) Roll call
- 3) Motion to approve minutes of November meeting by Mikie, second by Tom Capps. Approved unanimously.
- 4) No elected officials
- 5) Public form: resident from Saloma complained about construction on her street being done on Sunday and on a red flag day. Sparks from welding of balcony railings could be seen for long periods of time. She was advised to place a complaint with Building and Safety.
- 6a) Chair's report: Vision Traffic report will be discussed with Brian Gallagher on the January 4th meeting.
- 6b) High Density Housing guidelines have been shown to David Ryu and he is in support of it.
- 6c) Magnolia apartment building that did not get approved at PLUM meeting must come back to committee before going on to Planning. They have made the project smaller.
- 6d) January meeting will have Casa de Cadillac coming to present parking lot project.

Results of the Vision/Beautification Committees joint river will be presented.

- 7) Plan Review Board report by Lisa Petrus. no new news.

- 8a) New Business: 5209 Saloma Ave. Small Lot Subdivision

i) presented by Avi Galili. He presented a new facade that he felt was more playful and provided more privacy to the neighbors because of angled windows. . Trash pick up was given more room by each garage door. Entry to each unit was now from the South side with circular stairs going up to

roof top spaces. Bamboo will be planted on north side to buffer residents. Neighbors still were unhappy with the size of the development and how it looked. They didn't feel it was right for their neighborhood. Neighbors would prefer only 4 units not 5. Jeff was concerned on how to please the neighbors. Tom felt roof top used for entertainment was not appropriate and thought windows were too large.

Art didn't care for the aesthetic but felt it could not be challenged. Thought the community should work with developer. Sue liked it better than apartments which could be put there by right. Mikie felt it was too "hard" for the neighborhood. Lisa concerned about trash pick up areas not large enough.

Alicia made the motion: We approve of the concept of Small Lot Subdivision with a strong recommendation that the developer meet with the community about design aspects. Art seconded the motion. Passed unanimously.

8b) 4822 Van Nuys boulevard. New car wash. This project has come to the Committee before. They have now set back the car wash from its original location. They are installing doors that will shut as soon as car enters the wash area and will open again after it is done. This should help with noise concerns. They had a noise study done and it did not show that the noise generated from this car wash would be above accepted city noise standards. They want operating hours of 7a.m.- 11 p.m. The committee was concerned that the neighbors were not notified so they could get their input. They were concerned about operating hours. Jeff wanted an 8 ft wall to buffer neighbors.

Motion by Jeff: to table the request and have applicant come back on the January 18 meeting and to notify the neighbors. Tom second. Passed unanimously.

8c) Motel Conversion Ordinance: no one had concerns. Tom moved to approve. Alicia second, Unanimously passed

8d) Draft Permanent Supportive Housing Ordinance: The committee supports the concept but has concerns about the reduction of open space, and set backs and reduction of parking. Mikie moved to approve. Tom second, passed unanimously.

Adjourned: at 8:00 p.m.