

**Sherman Oaks Neighborhood Council**  
**Planning and Land Use Committee**  
**Minutes February 21, 2019**

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

1. Call to Order at 6:30 pm
2. Roll Call
3. Motion to approve January minutes by Tom; second by Lisa; approved
4. No elected or staff present
5. Chair's Report: AT&T has pulled their application to sever parking from the facility. Next Vision meeting is March 7 and will focus on mobility. Car Wash on Riverside has reapplied and is awaiting a ruling following a recent hearing. Mercy Housing will present at the April 18 PLUM meeting.
6. No Plan Review Board Report
7. New Business
  - A.) 15027 Ventura Blvd. Proposed 33 unit mixed use project with density bonus including 4 very low income units and a 2300 square foot restaurant/retail space. Five stories over subterranean parking. Some at grade parking. Access of alley in rear. Height steps back starting at 25 feet in front to 75 feet in rear. 52 parking spaces required (36 residential with density bonus; 23/restaurant space; 7 bike *in lieu* spaces). Proposal has 42 spaces and 10 lift spaces (23 standard spaces/including lifts; 16 compact spaces/including lifts; 3 ADA spaces. 68 bike spaces are being installed. Uses guidelines of Sherman Oaks Vision Density/Livability Plan. Allows for usable open space on each level. No exceptions or variances requested: conforms to Specific Plan due to its location. Chair, Jeff Kalban, recused himself from presentation, discussion, and vote on project at 15027 Ventura Blvd.  
Public Comment: Speakers included neighbors Lorie Paset, Kira Durban, and Hilary Pickles and SOHA rep, Tom Glick. Comments included concern about alley entry and current alley congestion; current disrepair of the alley; loss of privacy, views and sunlight due to the proposed height; amount of parking as parking is already very limited in area; worry about transients entering from rear; query about the use of green design and appreciation of inclusion of low income housing.  
Committee Comments: concern about the height and the amount of parking, and how the parking will be assigned and if it will be "bundled or unbundled." Also the impact of trash and retail deliveries, the viability of residential at the location; the additional height of the mechanicals on the roof. The number of bike spaces was viewed as excessive. Suggestions included improving the alley behind the project; storm water capture; making some changes to the plant pallet; and finding a way to green the rear area. Lisa asked that the project be presented to the Ventura/Cahuenga Plan Review Board.  
*Motion: Vision recommends that the project move forward to SONC as presented and also recommends that the applicant volunteers to improve the entire (20 foot wide) portion of the rear alley along the length of the project, and present a shadow and shade impact study to SONC. Motion by Tom; second by Alicia; Yes: Alicia, Tom, Jackie, Rick, Sue; No: Lisa; Abstention: Mikie. Motion Passed.*
  - B.) Proposed Restaurant Beverage Ordinance. Tom reported that the City is reviewing the many comments they received.
  - C.) Proposed City Design Guidelines. Rick reported that the City is attempting to adopt design guidelines, but has nothing definitive yet.
8. No public comments on non-agenda items
9. No committee business
10. Meeting adjourned at 8:00 pm

11. Next Meeting: March 21, 2019