

SHERMAN OAKS NEIGHBORHOOD COUNCIL
Planning and Land Use Committee
Minutes
Thursday, September 19, 2019 6:30 p.m.
Sherman Oaks Library

- 1.) Call to order by Jeff Kalban, 6:30 p.m.
- 2.) Roll Call: In attendance: Jeff Kalban, Chair; Alicia Bartley, Tom Capps, Art Fields, Mikie Maloney, Rick Mayer, Sue Steinberg. Absent: Jackie Diamond, Lisa Petrus.
- 3.) Approval of the minutes: Tom Capps, Alicia Bartley second. Passed unanimously.
- 4.) No elected officials
- 5.) Chair's Report: Alicia Bartley will review and inform committee of the changes that may come along if SB 330 is signed by the Governor. Jeff Kalban and Bob Anderson attended a Metro meeting with top Metro officials to discuss the Sepulveda Pass Corridor Project. They continue to press for the fully underground train.
- 6.) Plan Review Board Report: nothing to report
- 7a.) 4805 Matilija proposed small lot subdivision. Representative of the owner presented the project again with little changes from the time before.

Community Comments: the trash bins were facing entry doorways of homes to the West. New alleyway created for entry into new unit's garages was a concern since it will cause noise for the home to the North. People were concerned that no new noticeable changes had been made from the Committee's recommendations last time they were there.

Committee Concerns: the plans did not conform to what was requested. They need to engage the community more. They are not following the design guidelines for a small lot subdivision.

Developer's representative appreciated the comments and will have owner come with him the next time with changes to the project.

Motion: Request applicant to revise the design as per our requests:

- 1.) Revise the landscape plan to show planting to give privacy to the neighbors to the north and west. The applicant's landscape architect is to contact Rick Mayer of our committee to discuss our design concerns.
- 2.) The trash area is to be moved easterly as far as possible to allow for landscaping behind the enclosure.

- 3.) Site plan revise to show increased landscape areas to the west and east and add sidewalk access to all the units “front doors”.
 - 4.) Revise the aesthetics: look at expressing the individual homes; reflect the character of the neighborhood, be compliant with the Small Lot Design Guidelines. The proposed elevations are not in compliance with the Small Lot Design Guidelines. The east unit has to have the appearance of a single family home and its entrance has to face Matilija. Similarly, the units fronting on Riverside should have the character of single family residences.
 - 5.) The street facades and property line walls should be designed in keeping with the Small Lot Design Guidelines.
 - 6.) Hide the mechanical equipment on the roof. Tie the design into the aesthetics of the building.
 - 7.) Show the site in contest photographically of the proposed plan including sidewalks propose and existing.
- Art Fields second the motion. Passed unanimously.

7b.) 14554 Moorpark. A no show.

7c.) 13267 Moorpark St. Proposed 25 unit apartment building
Owner introduced the project. He has about 200 units of apartments he has built. He builds high quality buildings. By-right he could build 18 units but with density bonus he is allowed 25 units with 2 very low affordable units. There are 39 parking units in subterranean parking. There is a 700 sq.ft. recreation area on the roof surrounded by landscaping around the perimeter. It is a well articulated facade with individual terraces

Community Comments: concern whether this has had the proper toxic clean-up. The owner has documented proof that this has been done. Concern also about traffic and parking issues in the area.

Committee Concerns: They wished there were more affordable units even though he has the amount required. Concern that there was no landscaping on the alley side, even though there are garage entrances preventing this. Some members though this was a great project for the community.

Motion: To approve as presented on condition that their landscape architect meets with Rick Mayer and discuss appropriateness of plant choices.
Art Fields second. Passed unanimously.