

SHERMAN OAKS NEIGHBORHOOD COUNCIL  
Planning and Land Use Committee  
Minutes  
Thursday, June 20, 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: Tom Capps, Jackie Diamond, Art Fields, Mikie Maloney, Rick Mayer, Lisa Petrus, Sue Steinberg. Absent: Alicia Bartley
- 3.) Approval of the minutes: Mikie Maloney move to approve, Sue Steinberg second. Passed unanimously.
- 4.) No elected officials:
- 5.) Chair's report: Metro's Sepulveda Pass Project and an alternative solution to be presented by Bob Anderson and Jeff Kalban to VICA on June 21. Senate Bill 50 is in suspense but SB 592 should be watched and objected to. Vision meeting on July 11 will be the Land Use study for the Community Update Plan. Next PLUM meeting on July 19 an apartment development will be presented. No August meeting for both PLUM and Vision committees.
- 6.) Plan Review Board Report: nothing to report
- 7a.) Donna Jean restaurant will not present this month. Will reschedule.
- 7b.) New Business- 4805 Matilija Ave, proposed small lot subdivision. This is a 30 foot high development with 4 units, 3 stories per unit, that face out to Riverside Dr. This project is allowed in an R2 zone.

Community speakers: no one was in support of the project. They felt the development was too close to the immediate neighbors with not enough privacy. They felt Matilija was too narrow to accommodate the traffic and the turn radius for the cars coming out of the driveway. Most neighbors felt it was not in keeping with the way the neighborhood looks and is out of place. There is a drainage problem that they felt this development could make worse. Neighbors felt it made Matilija seem more like an alley.

Committee comments: Committee didn't feel that the applicant showed the impact of this project on the street. They wanted to see more renderings of what this development looked like within the neighborhood. Landscaping was a major concern. They felt the wrong plants had been selected. There will be nothing on the rooftop. Driveways that are now on Matilija cannot be moved to Riverside.

**Committee Motion:** Request the 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. We require the applicant use a landscape architect for the revised design.
- 2.) Site plan revise to show increased landscape areas to the west and east and add sidewalk access to all the units "front door."
- 3.) 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 elevation has to have the appearance of a single family home and its entrance has to face Matilija.
- 4.) Hide the mechanical equipment on the roof. Tie the design into the aesthetics of the building.
- 5.) Show the site in context photographically of the proposed plan including sidewalks proposed and exiting.

Motion by Jeff Kalban, seconded by Art Field passed unanimously.

7c.) The committee is taking a stand against SB 592.

**Motion:** Recommend SONC take a position of opposition to SB 592 and issue a Community Impact Statement. Lisa Petrus introduced the motion, Jackie Diamond seconded. Passed unanimously.

7d.) Jeff Kalban presented the Mobility Plan for the Community Update Plan. This has been a four month study which will go to the Planning Department after it is approved by this committee. Jeff discussed the Metro line going through the Sepulveda Pass and the community's preference for the fully underground option. If not feasible then the monorail on the 405 is the preferred alternative. Jeff showed the LA River plans, the need to add more sidewalks on major streets to encourage pedestrian traffic. Mobility options for widening sidewalks on Ventura, adding more parking structures, open space possibilities on Ventura Blvd. Very comprehensive study of what we want for SO in the next 20 years.

**Motion:** Approval of the mobility study of the Community Plan Update by the SONC PLUM committee.

Lisa Petrus: second  
passed unanimously

8.) Adjourned 9:30 p.m.

Minutes submitted by Maria Pavlou Kalban