

SHERMAN OAKS NEIGHBORHOOD COUNCIL
Planning and Land Use Committee
Thursday, November 21, 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, Jackie Diamond, Art Fields, Rick Mayer, Lisa Petrus. Absent: Mikie Maloney, Sue Steinberg.
- 3.) Approval of the minutes: Art Fields, second by Tom Capps. Approved unanimously.
- 4.) Elected officials: Meg Greenfield: planning deputy CD 4
- 5.) Chair's Report: IMT Sunkist was approved by City Planning. IMT has voluntarily agreed to add 10% moderate units in their development. Construction should start in July 2020. Next Vision meeting will be December 5 and will be a continuation of the Community Update Plans. Next PLUM meeting on December 19. Small lot subdivision on Weddington will be presented and a CUB at 5254 Van Nuys request will come before the committee.
- 6.) Plan Review Board Report: Ventura/Cahuanga Specific Plan is being considered for possibly being opened up slightly. Woodman Blvd/ Ventura widening has been put on hold. Lemona and Calhoun traffic lights are in line to be installed.
- 7a.) New Business: 14535 Killion St proposed small lot subdivision.

The representatives for this project were a "no show". There were however many residents from the neighborhood present and were allowed to speak on the project. Everyone objected to the removal of the historic, Spanish Colonial house that would be razed for 6 units of housing. Meg Greenfield has agreed to listen to the neighbors and approach the owner of this property to work out a compromise. Committee hopes encourage owner to agree to a more equitable development for this site that might incorporate the existing house.

- 7b.) New Business: 4805 Matilija Ave., proposed small lot subdivision.

This project's representative has come before the committee before and at that time was asked to comply with several conditions before presenting to the Committee again. The presentation today made an attempt at addressing landscaping concerns but fell far short of all the other conditions requested. Many residents came out to oppose this project and the Committee agreed with most of their concerns and cited the failure of this project to answer any of the previous concerns and conditions. Jeff Kalban suggested to the owner's representative to have their landscape and design architects to contact him so he could explain to them clearly what is being asked of them.

Motion: Deny the project as presented. Encourage the applicant to meet with representatives of the committee as they prepare a redesign that better addresses the concerns of the community and committee: meets the requirements of the Small Lot Subdivision Guidelines, respects the views of the neighbors, the landscape design is appropriate to LID and RIO requirements as well as the site plan, and the architecture should respect the aesthetics of the neighborhood.

Tom Capps second the motion. Passed` unanimously.

- 8.) Adjourned at 7:35 p.m. Minutes submitted by Maria Pavlou Kalban