

SHERMAN OAKS NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE
Thursday, December 19, 2019
Sherman Oaks Library

1.) Call to order by Jeff Kalban, 6:30p.m.

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

3.) Approval of the minutes: Tom Capps, second by Alicia Bartley. Approved unanimously with correction on street name. Lemona corrected from Lemon.

4.) No elected officials

5.) Chair's Report: meeting held with designers of the Matilija and Killion small lot subdivision projects. Criteria for meeting small lot subdivision requirements were reviewed and discussed. Purpose of the meetings was to explain what the community is looking for in order to approve these projects. Next Vision meeting is January 9 and will be a summation of sites identified as opportunities for future development with community amenities. Next PLUM meeting is January 16, reviewing small lot subdivision at 14549 Benefit.

6a.) New Business: 5254 Van Nuys Blvd. O'Sumo Sushi is applying for a CUB to serve wine and beer. This has been a sushi restaurant since 1995 and has had 6 owners. There was a beer/wine license before but it has expired. They want to be open from 11:00 a.m.-11:00 p.m. seven days a week. They seat 48 patrons.

Motion to approve by Tom Capps, second by Mikie Maloney. Approved unanimously.

6b.) 14540 Weddington Ave. small lot subdivision. Existing duplex will be torn down and replaced by 4 units, three stories high with two car garages. Front unit will face Weddington, all other units behind front unit and face driveway going down full extent of property.

Public comment: Neighborhood has lots of trees and mostly made up of apartments and single family residences no higher than two stories. Neighbors concerned that this will not be landscaped enough and too intrusive for the neighborhood.

Committee comments: All committee members felt the landscaping was terrible and that the units were unimaginative and did not meet the criteria of a small lot subdivision. Front unit did not look like the front of a house and rest of complex was too stark for the neighborhood.

Representative of the owner volunteered to bring recommendations to his client as presented by the committee and neighborhood.

Recommendations are as follows:

- Landscape plan needs to be revised to show trees on the site and in the parkway, add shrubs, add landscaping in the west side yard and present paving samples.
- Landscaping should have screening and buffering for the neighbors and street.
- Architectural materials and colors need to be presented.
- Building needs more articulation.
- The design is not interesting and needs to be more “house-like”.
- The project is too stark and the front looks more like a “back” than the front entrance to a house.
- The building design does not fit with the neighborhood.
- Study flipping the design so the high side is on the east against another higher massed building.
- There is no sense of entry to units B, C, & D.
- Are there any site walls proposed?
- Property line walls need to respect and protect the roots of the existing trees on neighboring properties.
- There are no outside amenities for the residents.

Motion: Deny the project as presented. Send recommendations to the applicant and request they return with a revised design.

Alicia Bartley second, Motion passed unanimously.

7.) Public Comment: Request for committee to support the preservation of Corky’s which has been closed and occupied a Googy style building.

8.) Meeting adjourned at 8:00 p.m.

Minutes submitted by Maria Pavlou Kalban