

Sherman Oaks Neighborhood Council
Planning and Land Use Committee
May 20, 2021
Minutes

1.) Call to order @ 6:30 p.m.

2.) Roll call: Jeff Kalban, Chair; Alicia Bartley, Tom Capps, Jackie Diamond, Mikie Maloney, Rick Mayer, Lisa Petrus, Sue Steinberg. Also present; Jeffrey Hartsough, President of SONC.

3.) Motion to approve minutes of April meeting by Sue Steinberg, seconded by Tom Capps. Unanimously approved.

4.) Elected officials in attendance: Mashaal Majid, CD 4 Planning deputy.

5.) Chair report: Issues of concern in Sherman Oaks: The trifurcation of the SO Community Plans. NC has sent a letter to councilmember Raman requesting her help to allow the Ventura Specific Plan to be amended in Sherman Oaks. SB 9 & SB 10, bills that would end single-family zoning are going through senate hearings. Both bills have passed the Appropriations Committee and sent to the full senate for a vote in early June.

Metro's five concepts for Sepulveda Transit corridor. Three are of concern. Bechtel goes into the hillside in SO and runs along Sepulveda Blvd above ground. SkyRail has two concepts both have a monorail that runs down the center of the freeway until it is north of the 101 where it veers and runs along the east shoulder of the freeway in front of many apartment buildings. CM Raman has toured this area to get a full understanding of what these concepts will do to SO. June 3 Vision committee studying real solutions to affordable housing. June 17 PLUM Meeting, reviewing 3 CUBs one of them The Woodman being brought back by the Council Office over concerns of violence occurring at the bar.

6.) PRB report: No meeting. Nothing to report. Traffic signals for three intersections have been started but are not moving quickly.

7a.) 14535 Killion St. a small lot subdivision. Currently there is an old 1911 Spanish House that the community loves. Area is zoned for low density multi-family. Phil Rezvani is the developer. Wants to build 6 units, 36 ½ ft in height to allow rooftop, parking on both sides of the subdivision. He has tried to incorporate some of the elements of the Spanish architecture that the current house has. Trying to make a smoother transition from the multi- family to the single-family next door. Landscaping has been used to soften the structure.

Thelma Mericle presented for the community. The historic landmarks of the Valley are slowly disappearing. The homes on the block are all built in 1920's this particular house is the oldest. They wish to save the history of this community by preserving this home. Appealed this to Cultural Society to make this a historic building but appeal was denied.

Public comment: Historic elements need to be preserved. Historical Society wants to preserve history of the community by preserving this house which is tied back to the early development of the Valley.

Committee comments: Lovely street. Development is too flat, needs more articulation. Better landscaping is needed to make it more private for home next door. Everyone understood concerns of the neighbors but they pointed out the block is zoned for multi-family.

Motion: Alicia Bartley moves to approve the project as presented. Second the motion: Sue Steinberg. Discussion about the landscaping and privacy issue.

Motion amended.

Approve the project as presented with a request that applicant come back to the committee with a landscape plan that would address the privacy issue for the neighbor to the west with the help of the Council Office.

Jeff Kalban presents the amendment. Roll call: yes-7 no-1.

Vote on amended bill: yes-7 no-1

7b.) CUB for new restaurant on the old Kavanaugh Motors site. Change use to a restaurant. Nina Raey presenting for applicant. Request to sell alcohol on and off site. Outdoor dining. Briana Valdez is the owner of Homestate Restaurant. Started as a family style restaurant in 2013, this is their fourth restaurant. The restaurant is Community and family oriented. Just started serving alcohol in one of their restaurants. Only 15 % of sales are alcohol. They wish to serve drinks with their Texan-style food, alcohol is not the draw. Open 8-11 daily.

Concern of residents: Serving alcohol late in the evening is not desirable. Request to stop serving alcohol at 10 p.m.

Committee comments: Screening for the mechanical in the back would be important for the community. Most restaurants serve liquor till 11 p.m. didn't feel request was out of the ordinary.

Motion: to approve as presented by Jeff Kalban, seconded by Alicia Bartley. Roll call unanimously approved.

8.) Public forum for non-agendized items: no comments

9.) Committee business: Art Fields has resigned. The committee expressed sadness in Art leaving. If anyone has a candidate please submit ideas, especially professionals with expertise in land use, adding diversity is important as well.

Adjourned: 9:00 p.m