

Sherman Oaks Neighborhood Council

Land Use Committee Minutes March 15, 2012

Present: Ron Ziff, Chair, A. Bartley, C. Buck, J. Campbell, R. Cohen, J. Diamond, A. Fields, A. Hutchinson, J. Kalban. Absent: M. Maloney

1. Call to Order at 6:35 pm.

2. Roll Call

3. Minutes of February 16, 2012 approved.

4. Elected Officials present: Sidonia Lax, SONC Board member and Karo Torossian representing CD2. Mr. Torossian announced that as of July 1, 2012 our community will be part. He thanked the LUC members and especially the LUC Sub-committee working group for their work done with his office and the M. David Paul Co. representatives on the Il Villaggio Toscano proposal.

5. Public forum: No comments

6. Chair's Report

The RIO ordinance was heard in the City Council's PLUM committee on Feb. 27th. I appeared there and testified against the ordinance on behalf of the SONC. We were able to get the Planning Commission to amend the map and remove a large portion of Sherman Oaks from the RIO overlay. Previously the overlay covered the properties as far south as Valley Vista. Currently the southern boundary is the 101 freeway from the 405 to Cedros; Moorpark St. from Cedros to Woodman; and Ventura Blvd. from Woodman to Longridge. The northern boundaries remain unchanged. Vanowen from the 405 to Noble; Magnolia from Noble to Fulton; Riverside Drive from Fulton to Coldwater. A companion ordinance was passed. It will impose landscaping requirements on the properties within the boundaries. Another other companion ordinance will come later. I will impose design requirements; the color a house can be painted; the materials to be used in roofing, walls and building exteriors. None of these ordinances cover recreation on the river. That is up to the Army Corps of Engineers. They also have nothing to do with the pocket parks along the river. Those come under a separate ordinance. The RIO ordinances only cover what happens on private property.

The City Planning Department's ZIMAS website now has very complete document, plot plan, and blueprint information on properties if you need to look at them

7. Returning Business

Il Villaggio Toscano – Represented by Mr. Krueger, Mr. Goldberg, Mr. Killifer, Mr. Nakamura, and Mr. Reese gave an overview of the project and voluntary changes made thus far in collaboration with the LUC Sub-committee working group. An updated packet was distributed illustrating the planning issues and unique needs to promote transit. This site currently has mixed zoning designations that need to be changed. Applicant states that the proposed zoning changes will not set a new precedent for the city of Los Angeles. Mr. Krueger detailed the history of the project, their original plan and the recent alterations to the proposed plan if Specific Plan exceptions are granted.

Forty-five speakers from the community requested time to speak on the matter. Speakers were given two minutes each to speak their views. Those in favor of the project as represented noted that the project would clean up the property, provide much needed housing close to work and businesses, would have a positive economic impact on business in and around Sherman Oaks, the project as designed would provide another gathering place for the community and may be a magnet for more improvements to the area. Speakers with concerns about the project as presented noted that the current plan will create a significant traffic impact that cannot be mitigated to insignificant, the project

will require exceptions to the Ventura Specific Plan, current conditions at the proposed site are in violation of the Specific Plan, the community currently has sufficient residential rental space, the closely located fire station response times would be comprised by the additional traffic impacts. The Encino Homeowners and the Encino Property Owners Association do not support the current plan and request the developer to bring a project that is within the current laws and requiring no exceptions. The Encino Neighborhood Council is currently studying this plan. A presentation is planned for a future meeting of that council.

Committee questions and comments followed.

Action: Motion to approve applicant request of Zone change to C2, Motion made by C. Buck, no second. A Motion to table the matter and refer it back to the LUC Sub- committee working group was made by A. Fields and seconded by C. Buck. Motion passed (5-3)

8. Announcements – none

9. Meeting adjourned at 10:00 pm.

10. The next meeting will be held 4/19/12 at the VNSO Park Senior Center 6:30 pm.