

CITY OF LOS ANGELES  
CALIFORNIA



**Committee Members:**

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Alicia Bartley  
Craig Buck  
Jackie Campbell  
Robert Cohen  
Jackie Diamond  
Art Fields  
Mikie Maloney

**Sherman Oaks Neighborhood Council  
Land Use Committee**

**SHERMAN OAKS  
NEIGHBORHOOD  
COUNCIL**

P O Box 5721  
Sherman Oaks, CA 91413  
(818) 503-2399  
[www.shermanoaksnc.org](http://www.shermanoaksnc.org)

OR CONTACT  
**Department of Neighborhood  
Empowerment**  
334-B E. Second Street  
Los Angeles, Ca 90012  
(213) 847-7164 *phone*  
(213) 485-4608 *fax*  
or call 311 for information

January 18, 2013

re: TT 72029-CN, ZA-2012-2670-ZV

Jim Tokunaga  
Senior City Planner  
200 N Spring Street, room 721B  
Los Angeles, CA 90012  
via email: [jim.tokunaga@lacity.org](mailto:jim.tokunaga@lacity.org)

To Whom it May Concern:

Mr. Eric Leiberman appeared before the Land Use Committee of the Sherman Oaks Neighborhood Council on January 17, 2013 and presented the proposed tract map and plans for 30 condominiums and 7 single family homes at 14601-33 Magnolia Blvd. and 14560-14630 Mc Cormick Street. The committee reviewed the request, the design, and other aspects of the proposal. Members of the public spoke on the proposal. The committee voted 5-0 to approve the requests for a new tract map and variance subject to nine (9) conditions, which the applicant agreed to honor. The conditions and our findings are listed on the attached page.

You may feel free to contact the committee if any further need arises.

Ron Ziff  
[rziff@shermanoaksnc.org](mailto:rziff@shermanoaksnc.org)  
Chair, Land Use Committee  
Sherman Oaks Neighborhood Council

Conditions on Sherman Oaks Neighborhood Council Land Use Committee approval of the project at 14601-33 Magnolia Blvd. and 14560-14630 McCormick Street.

- 1) The applicant will improve McCormick street to the required standards at as early a date as the city allows.  
Finding: This improvement will minimize the impact of construction traffic, dust, and disturbance to the neighborhood residents.
- 2) Construction vehicle access at McCormick Street will be limited to an entrance at the east end of the property.  
Finding: This improvement will minimize the impact of construction traffic, and disturbance to the neighborhood residents.
- 3) The applicant will post “No Parking” signs on the south side of McCormick Street during the period of construction.  
Finding: This will prevent vehicle parking from causing traffic problems and interfering with the construction due to the narrow width of the street.
- 4) The applicant will plant and maintain landscaping at the western edge of the property abutting the neighboring apartment building during construction and replace it if necessary at the conclusion of construction.  
Finding: This will screen the construction from the neighboring residents.
- 5) The applicant will apply for an “early start variance” to build the single family homes within 30 days of the Planning Departments approval of project. The single family homes will be offered for sale individually when certificates of occupancy are granted.  
Finding: This will allow the applicant to complete construction in the most expeditious manner while minimizing construction time and disturbance to the neighborhood. The single family homes will be separated and sold to new residents as early as possible.
- 6) A minimum of 130 trees will be planted to replace the trees removed during the demolition and clearing of the property.  
Finding: This will provide much needed landscaping, screening, and will serve to integrate the new residences with the community.
- 7) A wall will be constructed at the east-west property line separating the condominiums from the the single family homes.  
Finding: The wall will prevent trespassing across property lines by people and animals.
- 8) Prior to Planning Department approval the applicant will submit renderings of all four elevations to the committee.  
Finding: This will allow the committee to determine that the east, west, and north elevations are consistent with the quality of the south elevation because the east and west sides of the condominium building are visible to people traveling on Magnolia Blvd. and the north side of the building is visible to the residents of the new single family homes and the existing homes on both sides of McCormick Street.
- 9) The committee recommends that the applicant consider building six single family homes instead of the seven in the application.  
Finding: The seven single family homes will comply with legal requirements, however, six would be more consistent with the existing residences on the north side of McCormick Street.