

# Sherman Oaks Neighborhood Council



## "SHERMAN OAKS NEIGHBORHOOD COUNCIL

Draft

Land Use and Planning Committee

July 18, 2005

### Agenda Item 1

The meeting at the Sherman Oaks Library was called to order at 6:35 p.m. by Vice Chair Richard Mayer. Committee members present: Jeff Kalban, Carol Burle, Mikie Maloney, Jackie Campbell, Jackie Diamond, and Robert Cohen. Absent excused: Richard Gauthier and Larry Slade.

Welcome, introductions, explanation of meeting procedures and agenda.

### Agenda Item 3

15214 – 15222 Ventura Blvd.

Motion as passed at the full Board meeting of the Sherman Oaks Neighborhood Council was reread to the LUC Committee. A representative of SOHA advised that additional notice to residents within 500ft. of this project should be noticed again. SOHA stands in opposition to the above project.

### Agenda Item 4

14412 Killion Street – Robert Lamishaw, JPL Zoning Services

Mr. Lamishaw represents the developer of this project. The proposed project will tear down the existing multi-family structure to build a 45 unit condominium building. The density is within zoning, parking planned to be more than code requires. The petitioner is seeking an exception to the height requirement of five feet.

Community comments/concerns:

~When is the building scheduled for demolition?

~City Housing has cited this owner for not having the property secured, allowing break-ins, destruction to vacant apartments and being in violation of their Q conditions.

- ~Resident in the neighborhood, current management of building and surroundings is poor, the area would benefit from better management of this property.
- ~LUC/SONC should make relocation settlements a condition of any acceptance of a proposal on this project.
- ~Property owner, east of this site, appalled by this request of additional height (40ft.). Single family residences across the street on Sylmar will be negatively affected.
- ~TSNS Administrator, safety concerns currently an issue at this site, will increase during construction, requesting no staging of materials or equipment on Killion street during building process.
- ~Resident near proposed project, currently site hosts rodents, rats, undesirable individuals hanging out in abandoned apartments. Opposed to height increases.
- ~Seventeen year resident on Killion street, have always known that this property was slated to have a larger multi-family structure replace the current apartment building. Suggesting speed bumps on the street and parking be restricted to only one side of the street. Oppose change to height increase.
- ~In favor of condos being built, against the current bad faith owner.
- ~When was the land use application filed? Does the developer seek density bonuses? If so, what are your trade offs? Are there any mechanical overrides?
- ~What will you do to prevent increasing the current traffic problems?
- ~Adjacent neighbor at the Chandler Park Village, current conditions of this building require the city of Los Angeles to take action to remedy problems.
- ~What is the name of the developer that Mr. Lamishaw is representing?
- ~The city did cite the current owner of this property about current problems at this site, the owner has until 7/26/05 to act. Then the city will be out to review again.

Presenter response:

- ~The owner is Sylmar Properties LLC, Michael Verdi, acting managing partner, Dan Safai, architect. Mailing address: 1300 Olympic Blvd. LA 90015
- ~Date of demo ASAP
- ~There are planned two levels of parking
- ~The Land use application was filed 6/2/05
- ~No density bonus is planned as of this date
- ~Mechanicals are planned on the roof

Action:

Return to LUC with a 35ft. scheme, construction staging and conditions, and we invite the owner/developer to be part of your presentation.

Agenda Item 5

14248 Riverside Dr. – 4744 Tyrone Ave. (review of project)

Robert Lamishaw, presenter - Sean Matian, owner/developer-5725 Woodman LLC

This property is currently a vacant lot that had housed to single family residences located on the south east corner of Riverside Dr and Tyrone Ave. The developer is proposing to construct a 9 unit condominium project. No exceptions are requested, however a subdivision requires review

by this committee. We have shown here two different renderings of this project, townhouse style condos, two stories over a semi-subterranean parking garage. Parking provided, two covered spaces per unit and four guest spaces out side of the garage. The density is consistant with existing code.

Committee comments/questions:

- ~Building reads like an apartment building.
- ~What does this give back to the community?
- ~If you were to offer separated entrances to the condos it would be a more inspiring design.
- ~When are you scheduled to appear before the zoning administrator?
- ~Would you be willing to work with a representative of the committee to address the issues raised?

Presenter response:

August 2, 2005 is the meeting with the zoning administrator.

We are amenable to further discussions.

Action:

Presenter will work with committee re design issues, will set up a meeting in his office with the developer/ architect and representatives of the LUC.

#### Agenda Item 7

Public Comments: on non-agenda items within the committee's subject matter jurisdiction.

~Resident on Woodbridge Street, concerned re CUP submitted by Casa Vega restaurant to allow the demolition of a residential structure north of the alley to build a parking lot. The hearing on this item is 7/29/05. The change of use to a parking lot with an exit on to a non-commercial street is of great concern. Accompanying me tonight are two other property owners on this street.

Committee comments/questions:

~As this is a discretionary action you can appear and ask that restrictions be applied to this property. Suggested options may be to oppose the zone change and continue to experience the overflow of restaurant parking on their street, agree to the parking lot and require no exit on to their street and other restrictions.

Action:

Committee member Carol Burle will craft a letter from LUC to the hearing administrator on this matter.

#### Agenda Item 2

Minutes from 2/28/05, 3/21/05, 4/18/05, 5/16/05 meetings voted and approved.

The minutes of the 6/20/05 LUC meeting to be reviewed and voted on at the next scheduled meeting.

Meeting adjourned at 10:00 p.m.

Approved 11-21-05

