

# Sherman Oaks Neighborhood Council



## Sherman Oaks Neighborhood Council

### Land Use Committee

### Minutes May 20, 2010

Present: Alicia Bartley, Craig Buck, Jackie Campbell, Jackie Diamond, Art Fields, Jeff Kalban, Mikie Maloney, Dave Rand. Absent: Bob Cohen.

1. Meeting was called to order at 6:35 pm by Chair Dave Rand.

2. Roll call taken.

3. Minutes for March and April meetings approved.

4. Karo Torossian, Deputy Director of Planning and Land Use CD2, introduced.

5. No comments on non-agenda items.

6. No Chair's report.

7. New Business

a) **Il Villaggio Toscano - M. David Paul & Associates.** Presentation given by Paul Kruger representing the owner/developer for the project, mixed-use residential apartments over retail space on approx. 5.05 acres located at 4827 Sepulveda Blvd. between Camarillo St. and the Ventura Freeway (US-101). The city of Los Angeles is currently reviewing the project (500 apartments (six floors) located above 55,000 feet of retail space, below grade and at grade parking, Architects: Killifer/Flamming, Traffic: Crain and Assoc. The city of LA is expected to respond to the developers request in approx. four weeks. At which time the city's report is available to all interested parties and a 45 day comment period commences. Developer is seeking the following entitlements: 1. Zone changes to classify the entire 5.05 acres one zone designation, Regional Commercial. 2. A height variance above the existing Ventura Specific Plan height limit, requesting 100ft. 3. That the above grade podium (platform above garage space) where gardens will be located, qualify as the requirement for open space element. 4.

Requesting track map change to retire La Maida and Peach streets on site. Public comments: traffic impact, nearest major Sepulveda/Ventura intersection is currently classified as F- failing, environmental impacts on Sepulveda Basin, ability of city water and related services to accommodate this large project, construction impact on surrounding residential neighborhoods, public safety issues. Encino Homeowners Association is opposed this project as proposed. This project has been previewed by LUC on prior occasions since 2004. **Action:** Committee requesting additional information including, proposed traffic mitigations, plans for community outreach, community safety re: circulation/ entrance and egress from project, details of retail component and benefits to project, clarification of current "Q" conditions on property, benefits of increased height beyond current requirements, efforts to coordinate with the community.

8. Committee business: Permanent change of meeting day to the third Thursday of each month , no changes to time or location. Change was necessary due to new library hours restricting evening hours of operation.

9. Announcements from Committee: Dave Rand has not elected to assume another term as an elected member of the SONC Board, a new chair of LUC will be appointed after the installation of the new SONC board membership. Mr. Rand has graciously agreed to continue as a member of the LUC committee.

10. Meeting adjourned at 8pm. Next meeting scheduled for June 17, 2010 at S.O Library.

Submitted by: Jacqueline Diamond