**DRAFT**

**Sherman Oaks Neighborhood Council**

**Land Use Committee**

**November 15, 2012**

**Minutes**

Present: Ron Ziff, Chair, Craig Buck, Bob Cohen, Jackie Diamond, Jeff Kalban, Mikie Maloney

Absent: Alicia Bartley, Jackie Campbell, Art Fields, Arthur Hutchinson

1. Call to order at 6:30 pm at Sherman Oaks Public Library
2. Roll call
3. Approval of Minutes as written
4. Jonathan Brand, Planning Deputy from CD4 reported on the traffic signal at Hazeltine and Moorpark. Signal timing was off, now repaired.
5. No Public Forum
6. Chair’s Report:

* A Special LUC meeting has been called for November 28, 2012 at 6:30 pm at the Sherman Oaks Senior Center to discuss possible uses of the $50,000 Neighborhood Protection Fund for the Buckley School Project. Meeting requested by the Buckley Neighbors Committee. Hosted and moderated by LUC, but no decisions will be made by LUC.
* The National Park Service is considering parks, trails, and wildlife and resource management of the “Rim of the Valley.” On Nov. 27 a meeting at the Encino Community Center Women’s Club will consider the issue and provide an opportunity for public comment.
* The City Council has passed an increase in the surcharge for all fees, permits, licenses, etc. from 3% to 5% for five years.
* In January, Metro’s Valley Board will consider stopping the #761 bus route from the Valley to UCLA. The SONC Board has asked LUC to take a position on this issue for their Dec. meeting.
* Ron Ziff will continue as chair of the Land Use Committee. Reappointment of Committee members still under review. Committee members may be asked to take an ethics training class this year. (Arthur H. is now an officer of SONC and will be stepping down from LUC.)

1. New Business
2. Discussion/possible motion on proposed construction of 7 single family homes on McCormick Street (14560-14630) and a 30-unit townhouse condominium project on Magnolia (14601-14633). Eric Lieberman representing the developer said that the project is split by 2 zones: RD1.5 and RI. Q condition limits height to 35 feet. 6 lots on McCormick will be 6K sq. ft., one at 5K sq. ft. 20 ft. setback in rear – 5 ft. more than required. The following people expressed the concerns listed below: Leah Finkelstein, Peter Loedding, Gary Bozick, Brenda Viveros, Josephine Smith, Nancy Martsch, Michael Feron, Barbara Levine, Gary Robison, William Hill –

Loss of open space; lots too small for area; too many townhomes; loss of hedges and landscaping on perimeter; already unsafe coming out of proposed driveway on Magnolia; parking configuration; not enough parking; parking strip that protrudes into back area on McCormick; no public notice; demo began on a Saturday at 7:00 am; loss of oak trees; need more than one driveway on Magnolia; McCormick too narrow already; McCormick difficult for cars now; dangerous for students walking to junior high nearby; no communication with neighbors; lots too small for proposed houses; construction timeline – how long before homes are built after townhouses?

Response to committee’s questions: 2 parking spaces per townhome; 7 guest spaces for project; will be rental units; filed Sept. 7th; tentative hearing is Dec. 18; not sure live oaks were there and if so, not sure they required a permit for removal; lots for homes will be smaller than those across the street.

Committee comments: good idea to split types of homes; lots are too small; need to see more details; more conversation with neighbors needed; loss of trees is a negative for the neighborhood; street widening on McCormick needs to be done when the townhomes on Magnolia are constructed; encroaching into R1 for parking for townhomes is not appropriate; need more driveways off of Magnolia; 3-D view would be helpful.

After discussion, Craig Buck moved that *the LUC disapprove the project at 14601-14633 Magnolia Blvd. and 14560-14630 McCormick Street until the applicant returns with the materials requested by the committee. Jeff Kalban added an amendment to detail the requested materials: the plans, sections, elevations, landscape plan and materials board for the multi-family units. A 3-D view was also requested, but not required. And that the applicant address the committee’s concerns about the width of the houses on McCormick and the placement of guest parking spaces for the multi-family units.* Bob Cohen seconded. Passed unanimously. Ron Ziff will send the motion to the Zoning Administrator.

1. Discussion/possible motion on changes to Metro Bus Route #761. Committee felt that the board’s recommendation to end this very popular bus route from the Valley to UCLA would have a serious impact on a large number of bus riders. After discussion, Ron Ziff moved that *the LUC strongly oppose the proposed cancellation of Metro Route #761 because it will be a serious disturbance to travelers heading to the Westside – university students, veterans, hospital patients, office workers, etc. and it will increase traffic on the 405 Freeway and on Sepulveda Blvd.* Jackie Diamond seconded. Motion carried with five votes in favor. This motion will be sent to the SONC.
2. No Committee Business
3. No Announcements
4. Meeting adjourned at 7:50 pm
5. Next Meeting: December 20, 2012, Sherman Oaks Senior Center 6:30 pm.

Respectfully Submitted,

Mikie Maloney

December 19, 2012