**Sherman Oaks Neighborhood Council**

**Land Use Committee**

**January 17, 2013**

**Minutes**

Present: Ron Ziff, Chair; Alicia Bartley, Craig Buck; Jackie Campbell, Bob Cohen, Art Fields, Jeff Kalban, Mikie Maloney.

Absent: Jackie Diamond

1. Call to order at 6:35 pm
2. Roll Call
3. Approval of Minutes postponed
4. No electeds present
5. No Public Forum
6. Chair’s Report
* Valley Planning will hear IVT project on February 19.
* Response to include Sherman Oaks and Sepulveda Basin in the Rim of the Valley Park: exclude Sherman Oaks and treat basin as a separate island.
* Army Corps of Engineers cleared most of Sepulveda Basin wildlife area without prior notification. Negative reaction from many groups and the community. Situation being investigated.
* Thanks to Craig Buck and Ron Ziff for finding the missing $63K from La Reina project mitigations. Money to be used for night lighting along Ventura Blvd.
* Metro investigating 6 possible transit plans between the Valley and Westside at a cost of $162 million to $31 billion. Completion: 2039. Ron suggested using and improving current bus infrastructure.
* LUC members required to take same ethics training that the SONC board takes. Information on how and where to take it will be disseminated.
1. Returning Business
2. Discussion and possible motion on proposed project at 14601 – 14630 Magnolia Blvd. for 7 single family homes and a 30-unit townhouse condo complex. Committee member, Alicia Bartley recused herself. Applicant presented some materials. Ron reported that the Hearing officer postponed decision at Jan. 15, 2013 hearing until after this meeting. He did ask for a visual screening of the project and a wall between the condos and the houses. Applicant presented a landscape plan and a materials board. Applicant agreed to place a wall between houses and condos; relocate access on McCormick further east; prohibit parking on McCormick during construction; screen western line with landscaping; apply for a variance to move up the construction start date for the homes on McCormick. The following members of the public spoke – Barbara Levine, Anne Robinson, Gary Robinson, Brenda Viveros, Ginger Zumaeta – on these issues: asking for a guarantee that single family homes remain homes, not condos; reduce number of houses; driveway of the “elbow” house on McCormick will collide with existing apartment driveway; heavy pedestrian use of McCormick means number of homes should be reduced to 6; upset over tree removals; status of removed trees (protected?); car traffic already too heavy for the street; lack of sidewalks makes it unsafe for pedestrians; request for speed humps. Committee remarks included: seeking clarification of removed tree status; how many trees will be replaced (2 to 1); want to see tree reports; applicant did not do a study of 5 houses instead of 7 as asked; where are the requested additional elevations; elevations not appealing; residential face is not as attractive as the condo face on Magnolia.

Jeff Kalban moved *to approve the request for a new tract map and variance subject to nine conditions. (See attached.)* Bob Cohen seconded. Committee voted 5 – 0 to approve. Applicant agreed to the conditions. Chair will send a letter to Hearing Officer reflecting the position of the committee.

1. New Business
2. Discussion and possible motion on a proposed conversion of a recreation room to two additional rental units at 14430 Benefit St. Applicant says that the recreation room is not used; that they already have enough parking for the existing and new units; the new units will be affordable housing for 30 years (which is monitored by the Los Angeles Housing Authority.) There were no comments from the community – which had been noticed. The committee verified the parking available. Craig Buck moved *to approve* *the project as presented.* Jeff Kalban seconded. Unanimous. Chair will attend the hearing in support of the project.
3. Committee Business: none
4. Committee Announcements: none
5. Adjournment: 8:00 pm
6. Next Meeting: February 21, 2013 (Later cancelled)

Respectfully Submitted,

Mikie Maloney

March 8, 2013

Attachments (1)