**Sherman Oaks Neighborhood Council**

**Land Use Committee**

**April 18, 2013**

**Minutes**

Present: Ron Ziff, Chair; Alicia Bartley, Jackie Diamond, Art Fields, Jeff Kalban, Mikie Maloney, Sue Steinberg. Guests: Jill Banks Barad, SONC Chair; Kimberly Davis, USC Law School student; Jonathan Brand, CD4.

Absent: Craig Buck, Jackie Campbell

1. Call to order at 6:30 pm at the Sherman Oaks Library
2. Roll Call
3. Minutes from March 21, 2013 approved: *motion by Jackie, second by Jeff*
4. Elected Officials: Jonathan Brand, CD4
5. Public Forum: none
6. Chair’s Report
* Introduction of Sue Steinberg, new committee member, replacing Dr. Bob Cohen who resigned.
* IVT hearing set for April 25, 2013 before Planning Commission in Van Nuys.
* New Department of Planning & Development proposed by PLUM Committee. Would combine Planning, Building and Safety, Fire, DOT and Public Works Engineering.
* Information sessions on Metro’s proposal to fence in part of Van Nuys Blvd. for a dedicated bus way or light rail have ended. Recommendation expected in ten months.
* Planning is still in the early stages of exploring its Mobility Plan for bike lanes on major streets. There may be some problems with trying to work this into the Metro proposal.
* Metro also studying possible bus routes to West LA through the Sepulveda Pass, with connections to multiple Westside transfer points.
* LUC has been asked to take a position on the digital billboard issue – which is currently in litigation. Once resolved, LUC will get involved.
* Town Hall meeting hosted by the Mayor set for April 24. Report to follow.
* SONC to host a Town Hall meeting on traffic and transportation on May 13.
* Next meeting of LUC back at the Senior Center.
1. Returning Business
2. Landscape plan for 14601 Magnolia and 14630 McCormick

Alicia Bartley recused herself. Developer will plant 20 48 inch box trees on site. Total of 130 trees will be planted, along with many shrubs and vines. Generous landscaping. **Neighbors noted concerns** about how long it will take trees to grow; dust that coats the area – watering not being done; lights from the BMW dealership now that landscape buffer is gone; loss of tenants at adjacent apartment due to construction impacts; length of construction; height of building; planting schedule for trees; start of work on McCormick. **Responses**: CD4 will check out the dealership lights, as will the developer; tree planting starts as soon as permitted; height is same as adjacent apartment (35 feet); lack of watering of lot will be addressed; street work (street trees, no parking signs & street improvements) on McCormick will start before housing is started. *Jeff moved to accept the landscape plan as presented; Jackie seconded. Passed unanimously.*

1. New Business
2. Discussion and possible motion on proposed 36 unit condominium project at 5300-5312 Sepulveda Blvd. Proposed project is 2 stories over 1 level of on-grade parking. It is an SB1818 project which qualifies it for 3 low income units and 33 market rate units – total of 36 rather than the 26 it is zoned for. 72 parking spaces. 35 feet high to code for the (Q) R-3 zone. 20% reduction in front and north side yard setbacks. 7376 sq. ft. of open space (6200 required.) **Public concerns:** landscaping not enough to buffer; setbacks should be further away; area already too congested; property value decline; low income will bring in less desirable tenants; parking and security issues; left turn on Sepulveda already limited; shade and sunlight issues; property is already a mess – will they keep it up?

**Comments from CD4:** As an apartment project there is less leverage for restrictions by the LUC; it is allowed by SB1818; what is Q condition for?; property owner needs to clear up the property prior to project; this should generate less traffic than the school that was there; will check on the bonus on units. (Developer: Q condition is to limit height and density to less than is allowed.)

**Committee comments:** traffic impacts are manageable; what are the income levels (very low); any south side balconies?; no landscape plan; compact parking spaces – too many?; roof top space does not quality for open space; the units are very small; the interior design is problematic – too tight; there are 4 balconies on the south looking over adjacent property; no design; miserable looking like a prison; planning to save existing parkway trees?; not friendly looking; may comply, but it is not a positive project for the community. Committee asked developer to return with changes and to consider landscaping and maintaining the median in front of the property on Sepulveda. They will return with revisions.

1. Committee Business

A working group was appointed to develop a vision for “Sherman Oaks for the 21st Century” comprised of Jeff Kalban, Mikie Maloney and Sue Steinberg.

1. Meeting adjourned at 7:55 pm.
2. Next Meeting: May 16, 2013 at the Sherman Oaks Senior Center, 6:30 pm.

Respectfully Submitted,

Mikie Maloney

May 13, 2013