



DAVID E. RYU
COUNCILMEMBER, FOURTH DISTRICT

January 14, 2018

Office of Zoning Administration
200 N. Spring St., Room 763
Los Angeles, CA 90012

Dear Mr. Weintraub:

Councilmember Ryu is strongly opposed to this requested zone variance and parking reduction at 14800 West Ventura Blvd and 14744 West Ventura Blvd (ZA-2017-5035-ZV) and supports maintaining the existing requirement of 267 parking stalls. It is our understanding that this opposition is also shared by the Sherman Oaks Neighborhood Council Planning and Land Use Committee, who voted against the proposal on October 18th, 2018.

Our office also wants to echo these concerns raised by the Sherman Oaks PLUC: that AT&T has not fulfilled prior commitments made for site care and landscaping during their 2013 zone boundary adjustment application.

As far as we know, these commitments were informally agreed to between AT&T and the community. They were never recorded in the case history, on the site plans, or in the conditions of approval. We checked and Project Planner Ms. Petrulic confirmed that there is no official requirement. Therefore, lacking formal record, the applicant has no legal obligation to complete this landscaping.

However the Councilmember holds applicants to a higher standard. When a commitment is made to provide community benefits he believes there is an obligation to honor these commitments, informal or not, especially if there are additional requests. Failure to honor these commitments erodes trust in the process and affects the overall dialogue between communities, applicants and the City on future cases, such as the one we are discussing today.

Therefore, in addition his to opposition to the parking reduction, the Councilmember would like to take this opportunity to urge the applicant to honor the commitments they made 5 years ago, which have yet to be fulfilled.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. E. Ryu', with a stylized flourish at the end.

David E. Ryu
Councilmember, District Four

Cc: David Weintraub, Associate Zoning Administrator
Undine Petrulis, Project Planner

Attachments: Email correspondence, SONC 2018 Agenda, SONC 2013 Minutes, SONC 2013 Agenda



Meg Greenfield <meg.greenfield@lacity.org>

14800 W. Ventura Blvd., Sherman Oaks

Jeff Kalban <jeff.kalban.sonc@gmail.com>

Fri, Dec 21, 2018 at 3:33 PM

To: undine.petrulis@lacity.org

Cc: M.Morgan@blucroix.com, Emma Howard <emma.howard@lacity.org>, Meg Greenfield <meg.greenfield@lacity.org>

Dear Undine,

On December 10 we had the zoning administrator hearing for AT&T,s request for a zone variance allowing a reduction in required parking at 14800 Ventura Blvd. Part of the SONC objection to the AT&T application is the lack of follow through on the previous promise to add landscape to the site. Though I have yet to find a copy of the landscape submittal, attached you will find the Sherman Oaks Neighborhood Council Land Use Committee agenda for December 19, 2013. Item 7b) is the presentation for AT&T's request for a zone change to allow for fuel cells on the site and also attached are the minutes of that meeting. Item 7b) states "AT&T rep volunteers that he will follow up on adding greenery to cover the cell structure." The landscaping was never installed. Please enter this letter and the attachments to your file. We will continue to see if any committee members have a copy of landscape plans.

Sincerely,

Jeff Kalban

Chair, Sherman Oaks Neighborhood Council PLUM Committee

14724 Ventura Blvd., Suite 410 Sherman Oaks, CA 91403 Phone: 310 441 9313

<http://www.kalbanarchitects.com>

From: Jeff Kalban [mailto:jeff.kalban.sonc@gmail.com]**Sent:** Friday, October 19, 2018 2:17 PM**To:** undine.petrulis@lacity.org

Cc: M.Morgan@BluCroix.com; Emma Howard; Meg Greenfield

Subject: 14800 W. Ventura Blvd., Sherman Oaks

[Quoted text hidden]

2 attachments



PLUM Dec 2013_AT&T.pdf

110K



PLUM Dec 2013_AT&T Minutes.pdf

200K

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Sherman Oaks Neighborhood Council
Planning & Land Use Committee
P.O. Box 5721
Sherman Oaks, CA 91413

**SHERMAN OAKS
NEIGHBORHOOD
COUNCIL**

P O Box 5721
Sherman Oaks, CA 91413
(818) 503-2399

www.shermanoaksnc.org

Committee Members:

Jeffrey Kalban – Chair

Alicia Bartley
Tom Capps
Jackie Diamond
Art Fields
Mikie Maloney
Rick Mayer
Lisa Petrus
Sue Steinberg

October 19, 2018

Undine Petrus
City of Los Angeles Planning Dept.

Re: 14800 W. Ventura Blvd., Sherman Oaks

Dear Ms. Petrus:

The Sherman Oaks Neighborhood Council Planning & Land Use Committee reviewed the request from AT&T for a zone variance allowing a reduction in required parking.

Our committee has many concerns about this request including the fact that parking is tied to the building(s) not to the use. Also in the 2013 AT&T requested zone changes to allow the placement of fuel cells. As part of their submittal they proposed landscaping the perimeter of the site on Ventura, Dickens and Kester. They never installed the landscaping. The October 18 presentation proposed landscaping that was not equal to the quality of the proposed landscape design in 2013. We did not think the presented acoustical study of the AT&T installed HVAC units properly addressed the very high decibel sounds coming from the equipment.

Our motion:

Recommend denial of AT&T's requested reduction of their required parking.

Passed, vote: 4 yes, 2 no, 2 abstained.

Please feel free to contact us if you have any further questions.

Jeffrey Kalban
Chair, Planning and Land Use Committee
Sherman Oaks Neighborhood Council

Sherman Oaks Neighborhood Council

Land Use Committee Minutes

December 19, 2013

- 1. Meeting is called to Order by Chair Ziff at 6:30 pm.**
- 2. Present: Chair Ziff, J. Kalban, A. Bartley, C. Buck, J. Diamond, A. Fields, M. Maloney.
Absent: J. Campbell, Sue Steinberg.**
- 3. Minutes of November 13, 2013 meeting are approved on Motion made by J Diamond,
Seconded by J. Kalban -- unanimous approval.**
- 4. Elected Official Staff member J. Brand is present and provides an update on the issue of
the need for more Ventura Blvd public parking. Confirms that they are seeking the use of an
existing public structure as a potential solution to the off-street parking problems.**
- 5. No Public Comments.**
- 6. Chair Report 12/19/13:**
 - 1) We had approved a cell antenna array at the public storage facility at 4610 Van Nuys Blvd. That application has been going through process for over a year. On November 20 the application was denied by the zoning administrator.
 - 2) The new Mulholland Bridge over the #405 Freeway was opened yesterday.
 - 3) The southbound onramp at Valley Vista and Sepulveda will be closed Friday 12/20 through Monday 12/23.
 - 4) The application for a CUB at 13625 Ventura Blvd. Was heard at the zoning administrator on December 16. I appeared and presented the committee's position that we approved it with leases for 25 parking spaces for valet use. The hearing officer said that the applicant had lost its vested rights because the facility had been closed for over 1 year and needs to have 44 parking spaces. The applicant stated that Building and Safety had extended the rights. The applicant's tenant also said that he was near securing a lease for 20 more spaces. The hearing officer asked the applicant to provide a determination from Building and Safety.
 - 5) There has been a change in my duties. At the last Board meeting I was elected First Vice President of the Neighborhood Council.
- 7a. Returning Business: Berkshire Tavern CUB Liquor License approval sought at 13615**

Ventura Blvd.

Applicant presents. Discussion: upper level will not be used for seating of patrons; a vegetation sound wall will be installed to reduce ambient noise; no music outside; required bike parking to be added will eliminate 2 parking spaces; 18 spaces have been leased for parking at Woodman Bldg -- offers parking agreement for off-site parking; provides rendering of changed façade as requested by LUC;; have tried to address the concerns raised by LUC at prior meeting;

Public Comment: Noise concern expressed by neighbor Aline Bichert.

LUC Member Questions addressed to applicant: by C. Buck re: green wall – there will be no smoking on patio seating; J. Kalban re: nature of material being used for the sound wall and reservation about use of patio seating at all; J. Diamond: concern re: noise and bar seating; R. Ziff: concern re: bike spaces location; status of dispute with prior tenants; nature of parking space lease – month-to-month?; No term stated in pending parking lease – Ron wants 5 yr term; A. Bartley comments that a defined term for such off-site parking will be very hard to get; (they will clarify and add necessary term); Jeff K. Cannot go along with rear patio seating, sound wall won't adequately shield noise, would approve as presented but w/o rear patio seating, use this space for added parking; A. Fields suggests that if we eliminate patio seating entirely, that will reduce the no. of patrons who can be served and this will have a negative impact on profitability, when we all want this business to succeed for best interests of S.O., and reasonable efforts are being made to reduce the noise level. After discussion among LUC Members, Jeff K agrees to withdraw his Motion to approve only if patio seating is eliminated; Craig B offers new Motion to approve as proposed, but limit serving hours to 11 pm Sun-Thursday, and to 12 AM on Fri and Sat, with sound wall to use hardscape materials such as cinderblock or concrete, and with vegetation at the sides. Motion by C. Buck, Seconded by M. Maloney. Motion approved (6 Yes- no Abstentions. Ron Z did not vote.)

7b. New Business: For Fuel Cell to be Installed at AT & T Bldg on Ventura Blvd in C-2 zone. Applicant has applied for zone boundary adjustment with ZBA.

Applicant presents: 14 parking spaces will be removed to accommodate fuel cell structure, which will be visible from Venture Blvd. site has 340 parking spaces and Code requires only 297 spaces, this would reduce that to 263 spaces, more than ample to handle current staffing needs at AT & T; provides slide presentation; will fully comply with all environmental laws; it is "fail safe"; if a problem arises with gas line that feeds it, it auto shuts off; unit will be monitored remotely 24/7; discuss what can happen to fuel cell material inside in event of an earthquake; inside are ceramic plates which chemically react with natural gas delivered via gas pipeline; works like a battery; cannot be opened by intruders; if opened, it auto shuts

down; produces low level hum – 60 dcb when on.

LUC Member Questions/Discussion: J. Kalban expresses concern that absent some shielding greenery, it will be an eyesore; also has concern re: level of hum noise near Ventura Blvd; Ron Z. notes that Zoning Admin has granted prelim approval; and now they need our approval letter; applicant is AT & T – they filed the application;

Motion to approve was made and seconded 4 Yes, 1 No, and A. Fields Abstains. Motion Passes; Ron Z will issue letter.

AT& T rep volunteers that he will follow up on adding greenery to cover the cell structure.

8. Committee Business: Next LUC meeting January 17, 2014 at the Sherman Oaks Public Library 6:30 pm – agenda to follow.

9. No Announcements.

10. Meeting is Adjourned at 8 pm.

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Committee Members:

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Jeff Kalban – Vice-Chair

Alicia Bartley
Craig Buck
Jackie Campbell
Jackie Diamond
Art Fields
Mikie Maloney
Sue Steinberg

Sherman Oaks Neighborhood Council Land Use Committee Meeting Agenda Thursday, December 19, 2013 6:30 p.m. Sherman Oaks Library 14245 Moorpark Street

The public is requested to fill out a "Speaker Card" to address the Committee on any item of the agenda prior to the Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Committee. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

AGENDA

1. Call to Order by Ron Ziff, Chair
 2. Roll Call
 3. Review and approval of minutes
 4. Introduction of elected officials and staff
- Questions and answers.
 5. Public forum: comments by the public on non-agenda items within the Committee's jurisdiction
 6. Chair's Report
- 7a) Returning business. Discussion and possible motion CUB Liquor License at Berkshire Tavern 13615 Ventura Blvd.
- i) Presentation by applicant
 - ii) Public comment and discussion
 - iii) Committee discussion, possible motion and vote
- 7b) New Business. Discussion and possible motion
- i) Presentation by applicant Bloom Energy Blu Croix – Stephen Slater to place fuel cells at AT&T 14800 Ventura Blvd
 - ii) Public comment and discussion
 - iii) Committee discussion and possible motion and vote
- 8) Committee Business
- 9).Announcements from the Committee on subject matters within SONC's jurisdiction
- 10) Adjourn