

Sherman Oaks Neighborhood Council



"Item 1 Meeting was called ot order at 6:35 pm

In Attendance: Chairman Larry Slade, Vice-chairman Richard Mayer, Jackie Diamond, Jeff Kalban, Jackie Campbell, Robert Cohen and Richard Gauthier.

L. Slade announced there would be stakeholder participation in the L U C meeting. Speaker Cards had to be filled out and after the project was presented to the committee, a question and answer time would follow. The community who have filed speaker cards would be given 2 minutes to state their position and or ask questions about this project.

Item 2 4216 SUNNYSLOPE AVENUE

Presenter - Dan Matson co-owner also present - Hendrick Hartoto co-owner.

New project with 2 townhouses and 2 condos - about 1500 sq ft each.
These are ownership units with projected cost of \$500,000 to \$600,000 each.

Height of 40 ft (size of two story - single family house to north).

Full subterranean parking 9 spaces with one guest space.
Held a Public Meeting but had not given proper notice (on property).

Given a 60 day extension to get new zoning of R 1.5.

E I R will be done again now with 4 unit project.

Meeting held with City Council Woman - Wendy Greuel.

Meeting held with Zoning Commissioner - Larry Freman.

Parking enters from the alley.

COMMUNITY COMMENTS

There was no plan 5 days ago.

Worried about presentient for North Side of Ventura on the alley.

Abutting to commercial property on Ventura.

School on Dixie Canyon - children using alley to walk to shool.

No other Multi-unit buildings facing Sunnyslope Ave.

Alley access to townhouse parking.
Many detail missing from presentation.
Subterranean parking appears to be a problem.

PICTURES PRESENTED TO COMMITTEE

Front view of property (looking south).
Front view of property (looking north)
Parking lot directly behind property
From alley looking toward Greenbush.
Vacant lot on alley facing Dixie Canyon.
Looking down Alott Street - standing in parking lot

COMMITTEE ACTION

L Slade thanked everyone for their input and stated this project will be invited to return to the L U
C meeting.

Item 3 14227 - 142535 MAGNOLIA STREET
Presenter Horace Heidt - owner

H. Heidt introduced Mr. Dick Van Patton to say a few words about Horace Heidt's Estates

Mr. Van Patton gave a bit of personal history.
Families first apartment here in California
11 year resident - very happy experience.
It is beautiful and well managed.

H. HEIDTS'S PRESENTATION

All with in city zoning (R-3).
No variances.
No alley access (with Fire Dept approval).
45 rental units.
3 stories on Magnolia - 2 stories on North side.
Wall on West.Large West side trees.
Well developed detailed landscape.
Courtyard with trees and waterfall.

COMMITTEE COMMENTS

This is a Buyer Right Project.
Alley is used for trash only.

9 one bedroom with 1 1/2 parking spaces.

36 two bedroom with 2 parking spaces.

11 guest parking spaces .

Lenght of construction 11 months.

Steve Rice Contracto.

Starting October 2004.

PUBLIC COMMENTS

Under staffed at present time.

No parking for guest.

Mr Lincoln from Sherman Oaks Chamber of Commerce stated ""A good project and it wil be good for Sherman Oaks businesses"".

ITEMS PRESENTED TO COMMITTEE

A picture of finished apartments with description of actions taken on this project.

5 pages of petitions with 104 signatures in favor of this project.

COMMITTEE ACTION

L. Slade thanked Mr. Heidt for coming before the committee and as there was no request: there was no formal action by the LUC. It was noted that there was a preponderance of the community; that was still present, were in favor of this project.

Item 4 APPROVAL OF MINUTES JULY 19TH

No action taken

Item 5 APPROVAL OF MINUTES AUGUEST 16TH

No action taken

Item 6 REVIEW: REQUIREMENTS FOR PRESENTATIONN

No action taken

Item 7 OVERVIEW OF NEXT MONTH AGENDA October 18th

No action taken

Item 8 COMMENTS FROM COMMITTEE

No action taken

Item 9 PUBLIC COMMENTS

No action taken

Item 10 GOOD AND WELFARE

No action taken

Item 11 ADJOURNMENT

Meeting was adjourned 8:00 pm

RESPECTFULLY SUBMITTED

Mary Ann Bryson

Minutes were approved 10-18-04

Typed 10-29-04 MAB

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