

Sherman Oaks Neighborhood Council  
Planning & Land Use Committee Meeting  
Minutes  
Thursday, May 17, 2018 @ 6:30  
Sherman Oaks Library

In attendance: Jeff Kalban, Chair; Alicia Bartley, Tom Capps, Art Fields, Mikie Maloney, Rick Mayer, Lisa Petrus, Sue Steinberg, Ron Ziff.

- 1.) call to order at 6:30 p.m.
- 2.) roll call
- 3.) Motion to approve minutes of April meeting by Tom Capps, seconded by Art Fields. Passed unanimously.
- 4.) Renee Weitzer from David Ryu's office was in attendance.
- 5.) Public forum: no public comments on non-agenda items.
- 6a.) Chair's report. Incentivize Housing Development Guidelines passed by SONC. Pavilion's market will be opening in 2019. Whole Foods is still in construction document phase. Notre Dame High School coming before PLUM next month with their new master plan.
- 6b.) Plan Review Board Report. Nothing new to report.
- 7.) Sunkist Building on Riverside Dr. Newly redesigned project presented. The working group of PLUM has been engaged for 4 years with IMT to make the project more compatible with community desires and Community Guidelines. IMT has been collaborating with the community, PLUM, and SOHA . This project sits on 8 acres. Initially the plan presented had 298 units with buildings on three sides of the property . Project evolved as follows: Second plan: 278 units with a pocket park facing into the complex on Riverside for the tenants. Third plan: pocket parks opened to Riverside. Fourth plan: The "Community Input Plan" requested that parking building on Hazeltine be removed and moved to Calhoun side. Opening up Hazeltine side to 60 ft. wide public space running the full length of the property from the L.A. River to Riverside Dr. with walk ways, sitting areas, and access to the River. Calhoun side now has two levels of parking underground with two above ground. Now 249 total units with 27,000 plus sq ft for retail. Old Sunkist building will be restored for Class A office space. All property will be relandscaped.

Traffic mitigation as follows: Right hand turn only in and out of the northern driveway on Hazeltine side. Relocate bus stop at Riverside and Woodman to allow right turn lane to stay open at all times. Two lanes of traffic entering Westfield Mall from Hazeltine traveling south. No through traffic lanes will be eliminate. There will be left turn arrows

for all directions at intersection of Hazeltine/Riverside. Bike traffic lights has been requested by the PLUM committee.

Applicant was very happy with PLUM's input and insistence in opening up public space. They felt this has greatly improved the project.

Public Comment: Eight residents spoke. All but one were pleased with the process and the new improvements to the project. One resident opposed the change because it would bring more congestion to her neighborhood. One resident asked for a green wall around the construction site to keep the neighborhood "green" during construction phase.

Renee Weitzer spoke on behalf of Council office. Councilman Ryu supports the project and she praised everyone, e.g. Calhoun neighbors, SOHA, PLUM for their input and dedication to seeing a great project built. She was pleased to see a community working together to get a great project done.

Jill Banks Barad thanked everyone for working together.

Committee comments: Lots of concerns about the trees, Valleyheart residents need traffic signals synchronized so they can get out of their neighborhood, bus stops should be made more unique for this area, concerns about homeless people staying in the park ( private property and there will be 24 hour security.), committee wanted existing tree plan, tree mitigation plan, landscape plan, wanted to be sure public space would always stay public. Committee understood that IMT did not have time to detail their plans because of the complete change in design. Would like applicant to come back with these plans.

Motion: Approve the project in concept; request the applicant return to SONC PLUM with detailed plans, sections, elevations, material selection, existing tree plan, tree mitigation plan, landscape plan and an update on the Calhoun Avenue design.

Motion passed unanimously.