

SHERMAN OAKS NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE
THURSDAY, MAY 21, 2020
ZOOM MEETING @ 6:30 p.m.

Attending: Jeffrey Kalban; Chair, Tom Capps, Alicia Bartley, Jackie Diamond, Rick Mayer, Mikie Maloney, Lisa Petrus, Sue Steinberg. Absent: Art Fields

Also present: Jeffrey Hartsough; president of SONC, Gil Imber; Secretary SONC

1.) Call to Order: Brief introduction to the rules of order in place while conducting Zoom meetings. Public is instructed on how to follow meeting and how to be recognized to speak.

2.) Roll Call

3.) Motion to approve minutes of February 20, 2020: (this the first meeting since mandatory shutdown for Corona Virus.) Motion to approve as presented by Tom Capps, second by Sue Steinberg. Passed unanimously by roll call vote.

4.) Elected officials: Emma Howard, Planning Deputy for David Ryu.

5.) Plan Review Report: Widening of Woodman Ave. at Ventura in last stages of approval.

6.) New Business: Return presentation of 4805 Matilija Small lot sub-division. Daphne presented for the applicant. This is an 8,000 sq ft lot. Planned for 4- 3 bedroom units with two car garages. Three unit have an entry on Riverside Dr. and one unit has an entry from Matilija. Applicant has tried to address prior concerns of the community and committee by adding more landscaping and manipulating facades so each unit looks different from the other. These are three story high units.

Public Comment: community still concerned about landscaping. They wanted more landscape barriers on west side and north sides of the property. Wanted existing trees saved. Concerns about location of garbage bin- affecting neighbors to the west. The community comments were centered around this project not meeting the criteria for small lot subdivisions and that applicant did not reach out to the neighbors. They felt building was too stark for the surrounding neighborhood. Concerned that project violated set back guidelines.

Committee comments: Committee members felt that Ficus trees to the north of the property should be allowed to grow to 15 ft to help visual buffer for neighbors. More street trees requested were to again help layer the visual impact of the development. Requested mature trees be kept. Felt palette of building could be softened. Concerned that applicant did not reach out to neighbors for input.

Jeff Kalban felt they had complied with the small lot subdivision guidelines but also felt the facades could be addressed to look less stark and trees could be added. Informed everyone

that although preferable, an applicant does not have to meet with neighbors. Setbacks also meet the guidelines for the subdivision.

Motion: The Sherman Oaks Neighborhood Council PLUM Committee recommends approval with the following conditions:

1. A significant street tree be planted on Riverside Dr. between Units 2 & 3.
2. The proposed ficus hedge on the north and west property lines be allowed to grow to fifteen feet.
3. Soften the materials palette. We recommend Unit 4 be red brick, Unit 1 be "wood" siding and Unit 2 be a softer color.
4. Add a tree to Unit 4 north of the entrance way.
5. Revise the canopies; maybe lower, maybe longer.

Motion by Alicia Bartley, second Sue Steinberg. Passed with 6 yes -1 no vote.

Emma Howard spoke to the concerns of the neighbors and committee and would continue to work with applicant as they went forward to the Planning Hearing.

Committee clarified to neighbors that they felt they had done what they could to improve this project and would send their recommendations on to Planning for further consideration.

7.) Chair's Report: First Zoom Meeting of the Vision Committee will be Thursday June 4, 2020. Committee will present Land Use portion of Community Update Plans to Planning staff.

8.) Public Forum: two members of the public spoke. Concerned about Il Toscano project and whether it will be reviewed again. Corky's restaurant nomination for heritage protection has been approved and moved forward in the process.

9.) adjourned 8:20 p.m.

Minutes by Maria Pavlou Kalban