

Sherman Oaks Neighborhood Council



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Land Use Committee

January 20, 2011

Present: Ron Ziff, Chair, Alicia Bartley, Craig Buck, Robert Cohen, Jackie Diamond, Art Fields, Arthur Hutchinson, Jeff Kalban, Mikie Maloney

Absent: Jackie Campbell, Dave Rand

Guest: Jill Barad

1. Call to order at 6:30 pm.
2. Roll call and introduction of new member Arthur Hutchinson.
3. Minutes were approved with this correction: *the committee expressed concern about the Ventura Blvd. façade of the Pavilions project.*

4. Introduction of electeds: none

5. Public Forum: none

6. Chair's Report

SONC is now posting cell tower applications on its website. All 2010 minutes posted on website. Dept. of Public Works has been asked to investigate notification procedures for cell phone applications. The Ralphs project has received final approvals.

7. New Business

a) CUP for sale of on-site consumption of beer and wine at La Cava Restaurant at 13565 Ventura Bl. Committee felt that the business provided a good service in this area and approved the request. Motion to approve by Craig Buck; seconded by Jeff Kalban. Approved unanimously. Ron Ziff will send a letter

of approval.

b) Application for a Preliminary Parcel Map to merge 10 lots into 2 lots for future plans to build two homes – 4007 – 4101 Witzel Drive, Sherman Oaks. Existing single driveway will stay. Two lots will be 1 acre each. Plans call for a motor court at top of property for use by both homes.

Many speakers shared concerns: Soil erosion, rain debris and hill instability; haul routes; height of properties in relation to existing properties; loss of nature; lack of privacy; lack of notification throughout the process; lack of compatibility; dangerous driving on existing road; construction impacts on Witzel and adjacent streets; lack of information of what is planned; lack of information on development plans; impact on existing driveways; no information on grading, retaining walls, landscaping.

Committee felt that there were too many unknowns to approve the application and Bob Cohen moved to table the discussion until the applicant could provide more details and specifics about the plans. Jackie Diamond seconded. Vote was six yes, two no and one abstention.

8. Returning Business

a) Continuing discussion of project for the construction of a new Pavilions market at 14845 Ventura Blvd. in Sherman Oaks.

Applicant responded to committee comments from the previous meeting:

Improvements have been made to signage, Ventura façade, parking entrance, landscaping. A dedicated crosswalk and a railing have been added. Entrance to garage has been widened, and the ramp elevation changed. The signage has been improved. There will be a full signal out of the parking garage with a signalized left turn from Ventura into the garage. Street trees have been added along Kester.

The applicant has not received any negative comments from the community.

Additional concerns voiced by committee: loading dock hours of operation and loading rules for small trucks; signage conformity to the Specific Plan; improving the façade in the middle of the Ventura frontage.

Bob Cohen moved that the committee approve the project as presented with the condition that the applicant return with defined signage on Kester and Ventura.

Mikie Maloney seconded. 7 yes, 1 recusal

9. Committee Business

Ron reported that the M. David Paul project will be discussed at the February meeting. The comment period for the DEIR is probably going to be extended to March 7, 2011. A LUC subcommittee is being appointed to develop comments for the DEIR: Ron, Jeff, Bob, Dave and Mikie. They will meet before the next LUC meeting.

10. Announcements from the Committee: none

11. Adjournment: 8:30 PM

12. Next Meeting February 17, 2011

Respectfully Submitted,

Mikie Maloney