

Sherman Oaks Neighborhood Council



Sherman Oaks Neighborhood Council

Land Use Committee Minutes

Thursday, August 18, 2011

1. Meeting called to order at 6:30pm.
2. Present: Ron Ziff, Chair, Craig Buck, Jackie Campbell, Robert Cohen, Jackie Diamond, Art Fields, Mikie Maloney.
Absent: A Bartley, A Hutchinson, J Kalban.
3. Minutes deferred to September LUC meeting.
4. Elected officials and staff present: Taro Torrosian, Nikki Ezhari
5. Public forum: none
6. Chair's report: Chair Ziff updated committee on the following matters:

*Requested Tract Map Change 4007-4104 Witzel – Hearing Officer ordered applicant to widen the street and return to LUC with the requested landscaping plan prior to ruling further on the matter.

*4216 Sunnyslope-Hearing officer will make a report at a later date. Council District 2 took a position in opposition to the change of zoning. The Developer approached CD2 representative to request arranging a meeting in the Council office with concerned persons. There will be a hearing 9/22/11 at the South Valley Planning Commission.

7. **4610 Van Nuys Blvd.** – Isaiah Reyes, representing AT&T made a presentation to describe the proposed AT&T Wireless Telecom Facility to be located on the Public Storage facility currently located at this above address. The proposed installation will include reinforcing the existing roof to support the installation of equipment and view shielding fiberglass walls color coded to the current exterior walls of the facility. The height of all additions to the building will not exceed the height of the currently located stairwell (47 ft.). The applicant is requesting a variance for height above the Ventura Specific Plan requirements. The applicant is requested to provide documentation illustrating that there is currently insufficient cell service to this area, this site will not go beyond 1900 mega hertz and any increase would require AT&T to return to LUC for approval, AT&T will install and maintain landscaping in front of the storage facility along Van Nuys Blvd., and approval conditional upon AT&T returning to LUC with their agreement with Public Storage and their landscape plans. Bob Cohen moved to approve with conditions, and Craig Buck seconded.
Motion approved.

4400 Van Nuys Blvd. Dwayne Schmell, Best Buy Co an informal presentation. BB would like to offer an elevator to accommodate the top floor of their parking structure. The plan would be to install a penthouse for the elevator to access the 88 parking spaces on that level. The elevator shaft would be on top of the current stairwell elevation, 4-5

feet above current roofing clearance. He stated that the rooftop parking is essential and the elevator is a necessity for their patrons. Ron Ziff shared the results of his extensive review of the Best Buy parking lot usage over an extended period of hours including the numbers of Best Buy employees (identified by their distinctive uniforms) that now park on the ground level parking lot. Comments from Committee cited an original agreement with Best Buy that all employees park on the top/roof of the garage and that no elevator would be needed. No further action taken.

8. Discussion of Proposed Guideline for SONC/LUC involvement with Land Use Issues or Projects, tabled.

9. Committee Announcements: none

10. Adjournment: 7:50pm.

11 Next Meeting: September 15, 2011