

# Sherman Oaks Neighborhood Council



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## **Land Use Committee (LUC)**

November 17, 2011

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

**Absent:** None

1. Call to order at 6:35 pm.
2. Roll Call
3. Review and Approval of August, September, and October Minutes
  - 3a) Announcements: Committee operates under the Brown Act.
4. No elected officials or staff present
5. Public Forum: Update on new vote at City Council regarding Farmers Market moving from conditional use to application process
  6. Chair's Report
    - Planned Residential Development: Last month we voted to oppose. The SONC Board ratified our position. There is no hearing date set as yet.
    - River Improvement Overlay (RIO): Last month we voted to oppose. The SONC Board ratified our position. It will be heard at the Planning Commission on January 12, 2012.
    - Union Oil Gas station request for a car wash and Beer & Wine license: We approved with conditions. The SONC Board modified our recommendation on this item. They voted to add a request for a Community Impact Statement and a noise study on the car wash. The applicant has since withdrawn the car wash proposal.
      - There are 3 typos in the Zoning Administrator's findings that are material to us. 1) They say that future modifications must be cleared through the Van Nuys NC. We are the Sherman Oaks NC. 2) They say we approved the license with a limit of 15% alcohol on malt beverages. The correct reading should be "No sales of Malt

Beverages and no sales of Wine in excess of 15% alcohol. The correct reading was ratified by the SONC Board.

- Beyond that, we no longer have an interest in this item. Mr. Ensafi, the applicant's representative, requested to speak at our October meeting. Ms. Dukow (neighbor) was invited to speak and have equal time with Mr. Ensafi. She declined but said she would attend to listen to what was said. At the meeting, I again offered to let her or anyone speak on the issue. She was not there to hear or speak. Mr. Ensafi spoke. At that time, he said the public hearing was postponed to February. Now, she says no one told her. She was not there to hear. That was a matter of choice on her part.

#### 7. New Business

- Presentation by the applicant regarding Conditional Use Permit application for the sale of alcohol for onsite consumption for a new restaurant located at 4351 Woodman Avenue. Greg Taylor spoke for 8 minutes. After the presentation the committee took a vote on the motion to deny the application for the sale of alcohol. The results, with the LUC Chair Ron Ziff not voting, were: five (5) in favor, two (2) opposed, and two (2) abstentions, therefore the motion to deny the application passed.

#### 8. Returning Business

8a) Presentation by the applicant including a request to receive verbal feedback from the committee on two options under consideration by the applicant with regards to 4216 Sunnyslope Avenue, a chiropractic business operating out of a house that is P zoned. Option 1: Zone use variance to allow existing operation to remain, keep P zone and continue operation fo non-occupied chiropractic business. Option 2: RD 1.5 similar zoning. After the presenation the committee received public comment from local residents who expressed concerns over businesses encroaching into a residential area. Currently the area is family and children friendly and is close to two schools and the residents would like the area to stay that way. No vote was taken on this matter and the applicant was satisfied with the feedback they received from the committee and will take it into consideration moving forward when choosing an option.

8b) Discussion of the Metro Plan for improving public transportation on Van Nuys Blvd between the 210 freeway and Ventura Blvd. No vote taken on this matter.

#### 9. Announcements: Upcoming Toy Drive

10. Adjourned at 7:55 pm.

Respectfully Submitted,

Arthur Hutchinson

November 20, 2011