

# Sherman Oaks Neighborhood Council



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## **Sherman Oaks Neighborhood Council**

### **Land Use Committee**

### **Minutes December 15, 2011**

Present: Ron Ziff, Chair, Alicia Bartley, Jackie Diamond, Art Fields, Jeff Kalban, Mikie Maloney

Absent: Craig Buck, Jackie Campbell, Robert Cohen, Arthur Hutchinson

1. Call to order at 6:35 pm by Art Fields for Ron Ziff who was delayed.
  2. Roll call. Not enough for a quorum until Ron arrived.
  3. Minutes postponed.
  4. No electeds present.
  5. Public Forum: Speaker representing the Transit Coalition looking for a SONC position on the route and mode of transportation on the proposed MTA Van Nuys transit corridor. He was advised to be put on the agenda of the next meeting.
  6. Chair's Report postponed.
  7. New Business
- **Presentation by the owner of 4015 Witzel Drive for approval of a tract map to combine ten hillside lots into two to allow for the construction of two homes.** Neighbors shared their concerns: the outreach to neighbors was late in the process and sporadic; the street was small and difficult and could not support construction vehicles; insufficient information on the retaining wall; lack of landscaping plan; lack of grading plan: lack of tree plan from Urban Forestry; incomplete information presented at Planning hearing in August, erosion, water run-off into streets and lots; loss

of sight lines. Neighbors in support appreciated the contacts by the owner; said the street would have reduced erosion and run-off after grading; asked for the retaining walls to go up first to stabilize the hillsides; appreciated the plan to build two and not ten homes.

The committee was sympathetic to the concerns, but since the applicant was only asking for tract map approval to get permission to build, he did not have to supply the plans requested at this time. After much discussion, *Alicia Bartley moved that LUC approve the tentative tract map with the condition that the applicant return with the plans requested. Art Fields seconded. (2 yes, 3 abstentions. Motion did not carry.)*

- **Possible motion on a 34 unit, one story condo building over subterranean parking at 4632-4648 Vista de Monte Avenue.** Project was previously approved for 25 units, now using density bonus. Allowances under density bonus: 14 foot rear yard setback instead of 17; 20% reduction in open space. One neighbor complained about the crowded streets, the alley problems, the size of the building. The committee wanted more information. *Jeff Kalban moved that the applicant return with architectural drawings, landscape plans, a materials board, a parking plan. Art Fields seconded. (5 yes.)*

8. No announcements

9. Adjournment 7:55 pm

10. Next meeting: January 19, 2012

Respectfully Submitted

Mikie Maloney

January 11, 2012