

Sherman Oaks Neighborhood Council



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Land Use Committee

Minutes January 19, 2012

Present: Ron Ziff, Chair, Alicia Bartley, Jackie Campbell, Robert Cohen, Jackie Diamond, Arthur Hutchinson, Jeff Kalban, Mikie Maloney

Absent: Craig Buck, Art Fields

1. Call to order at 6:35pm.
2. Roll call.
3. Minutes of December 15, 2011 approved.
4. No elected officials or staff present.
5. None
6. Chair's Report by Ron Ziff

* The committee operates under the Brown Act. LUC meeting agendas are posted three days ahead of every meeting in five public places as well as on the SONC website. In addition to this the Chair will email notice of the meeting to individuals that would like to be added to a notify list. If you would like to be added to the list, go to the Sherman Oaks Neighborhood Council website. Click on "get involved", click on "mail lists", then follow directions to complete.

*Guidelines from SONC. The SONC Board had made a policy in 2007 as to how this committee will work. They are reviewing that policy and renewing it. Copies will be emailed to committee members to be read through, and reviewed at next month's meeting to consider any changes that we would like to request.

*A few months ago we approved a cell antenna installation at the public storage building at 4610 Van Nuys Blvd. Since then the hearing officer and the South Valley Planning

Commission have approved it. Last week someone from Woodland Hills filed an appeal of the decision.

*Tonight we will be able to stay later in our meeting room so that we will be able to fully consider the matters before us.

*Next month we will meet at the new Sherman Oaks/East Valley Senior Adult Center. The center is located south of Magnolia at 5056 Van Nuys Blvd. There is ample parking in the lot located adjacent to the Center. We will have an extended time to work.

7. New Business

***A Metro Van Nuys Transit proposal presentation was given by Faramarz Nabavi, speaking on behalf of the Transit Coalition.** The MTA is currently studying various options to improve transit from the East Valley through Van Nuys/Sherman Oaks and into Westwood. Van Nuys Blvd. or Sepulveda Blvd. will be chosen to be the route for dedicated bus lines or an underground metro line. Committee questions and comments followed the presentation.

Action: Motion to support the proposal of the Transit Coalition

-The Land Use Committee of SONC supports the development of a contiguous rail transit line from Sylmar Metrolink and Mission College to the Expo Line, and eventually to LAX as the plan for the 405 Corridor;

*The Measure R Sepulveda Pass and Van Nuys transit projects should be studied together, rather than as two disjointed projects;

-Further, the Land Use Committee of SONC supports a rail tunnel from Sherman Oaks to UCLA and Westwood as the mode of transit, versus the use of projects funds for bus ways or conversion of High Occupancy Vehicle (HOV) lanes to toll lanes for this project;

-Finally, the Land Use Committee of SONC calls upon the Mayor, the City Council, the County Board of Supervisors, Legislators, Members of Congress, and Metro to take action to accelerate the timeline and obtain federal matching funds for this project so that San Fernando Valley stakeholders can enjoy its benefits as soon as possible. Alicia Bartley moved, Mikie Maloney seconded Motion approved

8. Returning Business

Discussion and possible motion regarding the proposed conditional use permit to allow the sale of alcohol at a new restaurant located at 4351 Woodman Ave.

Representing the newly named Garden Bakery, Greg Taylor shared details of operation with the committee. Hours of operation will be 7am-10pm, alcohol service 11am-10pm, 10 onsite parking spaces, 4 leased parking spaces on the adjacent pool supply store lot, building conforms to Ventura Specific Plan, this will be a bakery and restaurant with full

alcohol service but not a bar. Committee discussion and questions answered by the applicant.

Action: Robert Cohen moved to support the conditional use permit on the condition that a visual representation of the building site, landscape and parking plans be forwarded to committee to confirm they will be completed as described.

Second by Jeff Kalban. Motion approved

Discussion and possible motion regarding a proposed 34 unit, 4-story condo building over a subterranean parking garage located at 4632-4648 Vista Del Monte Avenue. The applicant is returning to committee with additional exhibits and information to support their request for a tentative tract map, a density bonus (currently approved for 25 units), 20% reduction of open space requirement, and 20% reduction rear yard setback.

Action: Motion: The applicant for 4632-4648 Vista Del Monte will send the following to Chair, Ron Ziff by February 2

- A plan of the ground floor showing open space.
- A plan showing the landscaping on the alley.
- A rendering showing the rear elevation
- A plan of sections through the building showing the light shaft
- A revised rooftop plan showing seating areas
- A revised plan showing the screening of mechanical equipment.

These drawings will be forwarded to Jeff Kalban and Mikie Maloney and the LUC's final approval of the project is conditional on the approval of these drawings and their attachment to the written approval by the sub-committee of Ziff, Kalban, and Maloney.

Motion made by Alicia Bartley, Second by Art Hutchinson.

Motion approved

9. Announcements from the Committee on subject matters within SONC jurisdiction

Chair Ziff reported that the SONC Board voted to oppose the RIO landscape plans as originally detailed. The Planning Department has made changes as a result of community concerns. There are now new designations to the RIO areas. The "inner core" is adjacent to the river and will require planting of California native plants exclusively. The "outer core" adjacent properties require California friendly plantings. The Planning Commission on February 9, 2012 agenda will include the RIO.

10. Adjournment 8:30pm.

11. Next meeting February 16, 2012. **Please note we will
meet at the new Senior Center at the VNSO Park