

Sherman Oaks Neighborhood Council

Land Use Committee Minutes

January 19, 2017

Call to Order at 6:30 p.m. by Chair, Ron Ziff

Roll Call: Present- Alicia Bartley, Tom Capps, Jackie Diamond, Art Fields, Jeff Kalban, Mikie Maloney, Rick Mayer, Susan Steinberg

Review and approval of December minutes; minutes unanimously approved.

Introduction of elected officials and staff – Lisa Petrus, SONC Board member

Public Forum: comments by the public on non-agenda items within the Committee's Jurisdiction – none

6a) Chair's Report - none

6b) Plan Review Board Report- Presently under consideration is a widening of Woodman Ave with stop lights and crosswalks at Lemona and Calhoun streets.

7a) Returning Business: 14416-8 Ventura Blvd. Applicants returning to report on progress. This project has been approved by the city including the changes requested by LUC to include ADA space with ramp at rear of the building, offsite parking confirmed for two additional spaces, building frontage, signage and bike racks will be installed to comply with Ventura Specific Plan requirements.

7b) New Business: Burbank Eldercare-14536 Burbank Blvd.

Presentation by Daniel Nami Ahadian. Requesting exceptions and variances to allow new construction of an Eldercare facility at 14536 Burbank Blvd in Sherman Oaks.

The applicant is requesting to build in a residential R3 zone. Applicant is seeking approval for the following-

Density increase, FAR from 25 guest rooms to 60 rooms, Height increase from 35' to 46', Setback reduction from a current setback of 28' on Burbank Blvd to a 15' building line with 5' sidewalks at Burbank Blvd, and to be excused from site plan review for a facility with more than fifty rooms.

Community comments and questions:

-Total 22 site parking spaces inadequate number

-Bus/Van parking, drop off and circulation problematic as shown.

-Additional height request for extra floor and rooftop usage a negative impact on adjacent neighborhood.

-Truck deliveries of supplies, repair vehicles, trash pickup, and employee parking are not adequately apparent as shown.

-Single family homes on Killion about this proposed project and will be negatively impacted by this project. They are requesting that the applicant consider stepping back the upper floors and study further how they might lessen the negative effects of the current proposal.

LUC comments and concerns:

-Trash and Recycling space as shown looks inadequate for the size and needs of this facility.

-Kitchen disposal – not enough space as planned

-What are the State codes regulating room size for this type of facility and do your room sizes vary?

-48 parking spaces as shown may not adequately manage shift changes, delivery truck operations.

-The requested parapet height included in the 48ft includes the setback of 10ft?

-The city of LA will be changing trash management practices and may require a change to your current plan and have an impact on your schedule.

-Are you being required to plant street trees and if not might you do so voluntarily?

-LUC suggests more street setback, roof needs shading, parking for full staff needed and current plans do not accommodate this.

MOTION: By Jeff Kalban, Seconded by Mikie Maloney

The Applicant return to LUC with revised proposal to address the following elements:

*Density too High

*Parking inadequacies

*Setback increase on Burbank Blvds

*Open space

*Trash and Recycling, storage and removal

*Address height concern of single family homes to the south

*Additional landscaping

Committee Motion by A Bartley, second R Ziff

-There is a community need for these type facilities, compatible and a needed resource, the design needs to protect the surrounding neighborhood from negative impacts.

Motion Approved Unanimously.

7c) Returning Business- 14241 Ventura Blvd Exceptions requested for Density, Height, Lot coverage, and setback.

Presentation by Raphael Dieppa,

Applicant seeking approval of the current drawings and parking agreement for this project.

Committee comments-

*The requested height is not in compliance with the Ventura Specific Plan guidelines.

*The presented plan will encourage additional quality building and revitalize this key area of Ventura Blvd. and if City approves the developer offers to also provide funds for a new median on the Ventura Blvd adjacent to this property.

*A 45' building in this area of Ventura Blvd is necessary for good development.

*The full SONC Board will not approval projects that are not in compliance of the Ventura Specific Plan.

Motion by M. Maloney to oppose this plan based on height that is not in compliance with the Ventura Specific Plan. Motion 5-3, 1 abstain. Motion: Opposed

Meeting Adjourned

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