

Sherman Oaks Neighborhood Council
Planning and Land Use Committee
February 16, 2017
Minutes

Present: Ron Ziff, Chair; Alicia Bartley, Tom Capps, Jackie Diamond, Jeff Kalban, Mikie Maloney, Rick Mayer. Absent: Art Fields, Sue Steinberg.

1. Call to order at 6:30 pm
2. Roll call
3. January Minutes approved as presented
4. Vickie from CD 4 arrived later.
5. No Public Comments on non-agenda items
6. A.) Chair's Report: Ron and Jeff
Ron noted that the IMT EIR is expected soon. Whole Foods project info is on the SONC website. Ron announced that, after six years, he is stepping down as committee chair to take over as chair of the neighborhood council for Jill Barad. Lisa Petrus is filling Ron's vacancy on the committee. The committee is being renamed Planning and Land Use. Jeff Kalban will be the new chair. Jeff thanked Ron for his leadership and conducted the rest of the meeting.
B.) Plan Review Board Report: No report.
7. A.) Returning Business: Eldercare facility at 14536 Burbank Blvd. Exceptions & variances requested: allow use in R-3 zone; 60 rooms instead of 25; 45 foot height instead of 35; FAR of 3.3:1 in place of 3.0:1; 20 ft. setback in place of 28; excused from site plan review for facility over 50 rooms. Changes from last presentation: Deleted 2 guest room for better use of space; widened driveway entrance; stepped back 4th floor; façade materials change; more trees; increased landscape; rooftop redesign for safer, more aesthetic and shadier use; redesigned drop off in front. Noted that they have cemented relationship with nearby Senior Center to hold some activities on site; have shuttle for resident's use; more bike stalls for employees; have enough parking for residents, staff and guests. Committee commended plant materials; suggested some rooftop planting tweaks; clarified that open rooftop railing is actually glass; stated some concern about rooftop mechanicals visibility; expressed concern about rear neighbor's proximity; reiterated need for adequate parking. No opposition. *Mikie moved to approve as presented; Alicia seconded. Amended to read: Motion to approve as presented, with the condition that the applicant return to the PLUM Committee with the final set of architectural drawings after approved by the City. 6 in favor. 1 opposed (Jeff). Motion passed.*
B.) New Business: CUP for restaurant at 13730 Ventura. Adding a microbrewery. Full restaurant. No off-site sales. Reducing previous # of outside seats. 11 am – 2 am hours of operation. Neighbor, Carol Infante, was concerned about brewery smell and the disposal of the excess liquid in the brewing process. Underground tank will store and release into sewer. No smell. With only 5 on-site parking sites, and some bike stalls, committee was concerned about lack of parking for site and the entire block. Applicant has much experience in parking management; has a transportation benefit for employees and is willing to work with other restaurants on parking initiatives. Also will restripe existing parking and consider valet. Comment that outdoor seating area be landscaped. *Alicia moved to approve as presented with the condition that the front patio adjacent to the sidewalk have a railing that includes landscaping/greenery. Jackie seconded. Approved unanimously.*
C.) Returning Business: Project at 14241 Ventura Blvd. Exceptions for density, height, lot coverage, setback. Changes: reduced height from 45 to 39 feet; widened back entrance; banquet hall not part of current project. Concern about height, parking lot arrangements in rear, design of "wings" in front, lack of landscaping. Applicant will return with clearer plans (elevations, sections) and landscaping, sidewalk views, existing street trees, material boards, 3 D renderings.
8. No Committee Business
9. Meeting Adjourned at 9:10 pm
10. Next Meeting: March 16, 2017

Mikie Maloney