

CITY OF LOS ANGELES

CALIFORNIA



SHERMAN OAKS NEIGHBORHOOD COUNCIL

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Committee Members:

Jeffrey Kalban – Chair

Alicia Bartley

Tom Capps

Jackie Diamond

Art Fields

Mikie Maloney

Rick Mayer

Lisa Petrus

Sue Steinberg

Sherman Oaks Neighborhood Council Planning & Land Use Committee Meeting Agenda

Thursday, March 16, 2017 6:30 p.m.

Sherman Oaks Library

14245 Moorpark Street

Minutes

1. Call to Order by Jeff Kalban, Chair, at 6:31 pm
2. Roll Call. *Present:* Alicia Bartley, Tom Capps, Jackie Diamond, Mikie Maloney, Rick Mayer (arrived 6:55), Lisa Petrus, Sue Steinberg. *Absent:* Art Fields
3. Review and approval of minutes of February 16, 2017.
4. Introduction of elected officials and staff
- Questions and answers - *none*
5. Public forum: comments by the public on non-agenda items within the Committee's jurisdiction - *none*

6a) Chair's Report:

A few weeks ago I met with our planning deputies, Julia Duncan and Vicky Tavitian and showed them the Kester Ave. small lot subdivision project, what we approved and what they built.

Julia was appropriately concerned. She told me they do not get the renderings and the renderings would be very helpful at the public hearings. Either Julia or Vicky attend all the Planning hearings. From now on the renderings will be attached to our approval letter.

Sue Steinberg heard the Pavilions project will begin construction soon. I contacted Ira Handelman, even though he is no longer involved with that project, and he got us the revised drawings. I spoke with Courtney Schoenwald, she reviewed the drawings and found them in conformance with our original approval. Courtney does not know when Pavilions plans to build.

Whole Foods project at Ventura and Beverly Glen, I met with Ira Handelman and the Whole Foods architect who was in town last week from Houston. I requested they take a step back in the development of the design, study the planning implications of their proposal and

come to PLUM ready to discuss traffic circulation (both delivery and customer), pedestrian friendly access from Moorpark and Ventura, massing and other planning issues. They are across from Casa de Cadillac, one of the best examples of Mid-Century Modern in the Valley. Their studies should show the proposed design in context with Casa de Cadillac. Currently the aesthetics of the project do not respond to planning concerns. Until the planning issues are resolved it is premature to discuss what the building may look like and the façade finishes. This will be a step by step process.

There is no news on the Sunkist/IMT project.

Please be familiar with the Department of City Planning's Transit Oriented Communities Affordable Housing Incentive Program Guidelines for discussion and possible vote next month.

I want to acknowledge Alicia Bartley whose coordination of the applicants is invaluable to our committee's process. Thank you, Alicia.

And we welcome Lisa Petrus to our committee. Lisa is on the Specific Plan Design Advisory Board and, though we are all supposed to be familiar with the Specific Plan, I expect Lisa to be our go to person on Specific Plan issues.

6b) Plan Review Board Report – Lisa Petrus reported it will be at least a month before we know the results of the vote regarding the prohibition of vehicle turns on Valley Vista.

The PRB contributed \$179,000 in addition to state funding for new stoplights at three intersections along Ventura at Columbus, Lemona, and Cedros. She believes the new lights will be installed within one year. Lisa was told we would not be able to stop the installation of the stoplight at Columbus without preventing the funding and installation of the other proposed stoplights.

7a) Returning Business. Project at 14241 Ventura Blvd.; Area 4
Exceptions requested for density, height, lot coverage, and setback.

i) Presentation by applicant's representative Raphael Dieppa

ii) Public comment and discussion – *no public comment*

iii) Committee discussion and possible motion and vote.

Motion made and seconded with friendly amendment to approve the Exceptions to the Specific Plan requested for density, height, lot coverage and setback, with changes to the presented plans to include the addition of synthetic greenwall continuing over the loading area, and change from squared-off glass corner to angled glass wall. The applicant is to submit plans back to PLUM committee concurrent with submittal to the building department. *Motion passed. Vote: 5-3; Yes: Alicia, Rick, Sue, Jackie, Lisa No: Tom, Mikie, Jeff*

7b) New Business. Conditional Use Permit to sell beer and wine for a restaurant at 4550 Van Nuys Blvd.; Area 4

i) Presentation by applicant Sheryl Brady for new restaurant Burger Lounge within the shopping center at 4550 Van Nuys Blvd. Beer and wine will only be sold indoors, not on the outdoor patio. Hours of operations: 10 am to 10 pm.

- ii) Public comment and discussion – *no public comment*
- iii) Committee discussion and possible motion and vote. Motion made and seconded to approve the Conditional Use Permit to sell beer and wine as presented. *Unanimously approved. Vote: 7-0 (Rick Mayer not present)*

7c) New Business. Change of Use Retail to restaurant at 13826 Ventura; Area 7

i) Presentation by representative Patrick Panzerello for Poke Haus. The change of use triggers an increase of 8 parking spaces. No room on-site so 8 parking spaces to be paid into the parking fee in-lieu fund. No alcohol being requested. Hours of operation 9 am-11pm.

- ii) Public comment and discussion

Public comment:

Lynn Warren: concerns re parking

Madeline Cripe: concerns re parking and noise from existing neighboring restaurant (Sweet Butter)

- iii) Committee discussion and possible motion and vote. Motion made and seconded to deny the request for change of use from retail to restaurant. *Unanimously approved. Vote: 8-0*

7d) New Business. 10 condominiums at 15200 Magnolia Blvd.; Area 1

i) Presentation by applicant's architect Majid Nael. The entitlement requested is a tract map for the condominium.

- ii) Public comment and discussion – *no public comment*

iii) Committee discussion and possible motion and vote. PLUM requested that the applicant submit the landscape plan for PLUM approval. Applicant agreed. Motion made and seconded to approve the project as presented with the addition of landscape suggestion including using 15 gallon hopseed bush along the south (rear) of the property line instead of the blue hibiscus, and clarification to the plant list on the landscape plans. *Unanimously passed. Vote: 8-0*

8) Committee Business

i) Mansionization: replace the Interim Control Ordinance with the recently approved Baseline Mansionization Ordinance and the Hillside Mansionization Ordinance.

- ii) Public comment and discussion – *no public comment*

ii) Committee discussion and possible motion and vote. Motion moved and seconded: to request Councilmember David Ryu, at the time the BMO and HMO goes into effect, see that the ICO for Sherman Oaks is terminated. *Unanimously passed. Vote: 8-0*

9) Adjourned at 9:17 p.m.