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SHERMAN OAKS NEIGHBORHOOD COUNCIL

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Sherman Oaks Neighborhood Council Planning & Land Use Committee Meeting Thursday, July 20, 2017 6:30 p.m. Sherman Oaks Library 14245 Moorpark Street

July 20, 2017
Minutes

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

- 1.) CALL TO ORDER at 6:30
- 2.) Roll call
- 3.) Motion to approve May minutes by Art Fields; second by Mikie Maloney.
Unanimously approved.
- 4.) Public Officials present: Julia Duncan, Vicky Tavitian
- 5.) No one spoke on non agonized items
- 6.) Lisa Petrus gave an update from the Plan Review committee on the status of the stop lights on Lemona and Columbus and the widening of Woodman on the south side of Ventura Blvd. All are still on going.
- 7.) NEW BUSINESS
- 7a.) Dog E Den, 15122 Ventura Blvd.

Request for 24 hour boarding. Presentation by Erika Iverson. This is a business that is open from 7 a.m.- 8 p.m. on weekdays and 9 a.m.- 6 p.m. on week-ends. It has 24 hour supervision in a no cage facility. Staff walk dogs during the day, there is no outdoor boarding. Entry is through the back. There is no entrance from Ventura Blvd. There is no overnight boarding permitted in C2 so they are asking for an exception.

Public comment: one person from the community spoke in favor.

Committee discussion: committee wanted to know how many dogs were being boarded and told anywhere from 10-40. How many people would be staffing the night shift and they were told 2 staffers. Dog E Den has already boarded dogs overnight and were not aware that they had to get approval to do so. Some

concern on whether there should be a limit on number of dogs allow to be boarded. This is a large 2,000 plus sq ft space and owner felt they had no problems handling the number of dogs they currently have.

Committee Action: Alicia - Motion to Approve as presented, seconded by Art.

Yes: 6

No : 1

Motion passed.

7b.) Presentation by Jill Stewart. Not present

7c.) 76 STATION 4822 Van Nuys Blvd.

Presented by Jian Kerenjian. Request for a new automated car wash. This is an existing gas station and market. They wanted to add an automated car wash. This applicant has come before the committee two years ago for the same request. They feel they have new technology that makes this equipment quieter. They feel the concrete block wall of the car wash building would offer a sound buffer to the neighbors and businesses around them.

Public Comment: 25 people spoke. Customers and employees favored the addition of a car wash. It would be more convenient and cheaper than what is currently available. Neighbors and business owners were opposed to this. They felt the noise would be unsettling for them especially that the hours of operation will be 7a.m.- 11p.m. They felt it would cause congestion at the corner. The owner was willing to move the car wash 8 ft further into his property which could help with noise and limit the hours of operation.

Committee discussion: Members were concerned about the noise and vibrations this could cause and concern over the hours of operation. They felt more landscaping would be needed as a visual buffer for the neighbors. Everyone felt an acoustical study needed to be made in order to fully understand the impact to the neighbors.

Committee Action: applicant was offered two choices 1.) Lisa's motion, To not approve as presented or 2.) Jeff's motion, Withdraw the application and come back with an acoustical study that shows the impact on the neighbors to the east and businesses to the north. Provide studies on the impact made by other similar businesses on their surroundings.

Applicant agreed to come back. Motion: Table the discussion; request the applicant come back to us after they have completed an acoustical and vibration study that analyzes the impact of the proposed automated car wash on the residential neighbors to the east and office buildings to the north, study relocating the proposed car wash closer to the existing building, locating a sound wall west of the property line while adding landscaping along the east property line.

Second by Lisa Approved unanimously.

7d.) Whole Foods Project 14311 Ventura Blvd.

Request for Zone change, exceptions to height. This is the fourth time the applicant has come before Land Use. They have tried to comply with all the past concerns of the committee. They presented their changes:

Traffic: David Shender has met with LADOT. LADOT will consider a left hand turn arrow eastbound Ventura Blvd to northbound Tyrone. LADOT said they would not be in favor of eliminating left hand turns from Ventura and Moorpark and would not allow landscaped medians on Ventura Blvd. or Moorpark.

Architecture: No trucks would be allowed to enter WF from Ventura, they felt their parking ramps had adequate radius to turn in, truck drop off and pick up was ample, noise on patio would be no issue because no music or bands would be allowed. No noise impact to residential neighbors because they are more than 300 ft away. They are proposing a 6 ft. glass shield on the upper patio. Patio on first floor will not have cut through for pedestrians. It will be dedicated for use by the ground floor tenant. Umbrellas and tables and chair in the patio will be pedestrian friendly.

Public Comment: 5 people spoke, They were pleased with the cooperation they had received from WF. They felt the alley north of the Library should be made a one-way only. There was concern of noise from refrigeration trucks; they felt patio glass shield should be 8 feet no less. Concern about east bound Moorpark traffic to Woodman and the huge impact of more traffic from Whole Foods.

Committee Discussion: concern remains on the traffic and truck impact. There was discussion on the left hand turns from Ventura Blvd and Moorpark and concern of traffic back up this could cause. Radius at the bottom of the ramp is too tight for cars. Landscape pattern should conform to Specific Plan, wall along Moorpark may want to be taller to conceal trucks and cars. Moorpark street parking should be minimized. Committee felt they had made lot of progress on lots of their concerns and appreciated their cooperation.

Committee Action: Art- move to indicate lots of progress had been made and it looks favorable to approve their request but wants them to address the ongoing concerns of the committee. These concerns include: parking ramps and parking layout, who is on the first floor, study main entrance from Ventura, study use and landscaping of green space on Moorpark side, overhead clearance at trash pickup, landscaping issues and ongoing maintenance, street parking on Moorpark, study wall height screening parking area along Moorpark. Jeff seconds the motion. Passed unanimously.

8.) Meeting adjourned 9:45