

Sherman Oaks Neighborhood Council
Planning & Land Use Committee Meeting
DRAFT Minutes
Thursday, January 18, 2018 @6:30
Sherman Oaks Library

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

- 1.) call to order at 6:30 p.m.
- 2.) roll call
- 3.) Motion to approve minutes of December meeting by Mikie Maloney, seconded by Rick Mayer. Passed unanimously.
- 4.) No elected officials present.
- 5.) Public forum: no public comments on non-agenda items.
- 6a.) Chair's Report. Guidelines for Enhanced Livability in Sherman Oaks has been approved by SOHA. The Guidelines will now go to David Ryu for Council support.
AT&T will come before committee next month for zone variance. Meeting next month may be in different location due to library remodel.
Ron Ziff advised members of the committee to set up email addresses for city business and not use their personal email addresses.
- 6b.) Plan Review Board Report. Nothing new to report.
- 7a.) New Business: 4822 Van Nuys Blvd. Request for a new car wash
The owner of the gas station has come back with a list of improvements they have done. They have set the car wash back 6 feet from east property line, there is a fountain on the east elevation, 8 foot wall along property line with a 12 foot high wall 10 ft long coming from each end of the the proposed car wash building, automatic doors that open and close to the car wash minimizing noise, car wash will be a concrete building.

Community comments:

Several clients of the gas station spoke in favor of the car wash. They felt it was a convenience to have it, felt owner was very respectful of the neighbors, and they felt the owner was willing to do what it takes to get this done. Someone spoke to the fact that living in LA means you should expect traffic and noise and felt this car wash would be good for neighborhood. Most of the neighbors that spoke were against it. They mostly objected to too much noise, no benefit to the community, the traffic being generated, long operating hours. Doctor next door has been trying to improve the businesses that come to this street and doesn't feel this car wash adds value to the area and simply adds noise. Others felt this business would add stress and pollution to their lives and felt there was no community benefit and was all about greed.

Committee comments:

Everyone complimented the applicant for being responsive to the previous comments of the committee. Most didn't see the need for a car wash and saw no community benefit. Concern about the queuing of cars for the car wash. Some felt that since applicant had complied to previous requests and a sound engineer felt they were in compliance with city standards that they should be approved. They felt small businesses need to be accommodated too.

Motion: by Lisa to Deny the Project. 4 no, 5 yes. The motion passed to deny.

7b.) New Business 14719-23 Magnolia Blvd. apartment project.

This came before the committee before. Requesting 12 units and 4 stories. This time asking for 9 units and 3 stories. Existing apartments next to this project are all three story and residential cars exits on Magnolia Blvd. Owner wants to be allowed to be as high. He would have tenants exit onto the alley because of safety concerns from the city to exit onto Magnolia.

Community comments:

Most were apposed to the project because they would lose privacy since the back neighbors are in R1 zone. Alley is a dead end alley and very

narrow and residents feel this will be a nightmare problem with more cars entering and exiting from alley. Owner of apartment building next door was for it. Didn't see this as a traffic generator.

Committee Comment: Most were concerned about the privacy of neighbors from third floor apartments, also concerned about the need for a roof top deck, and entry from alley. Members felt that rear setbacks for project should be imposed as per Guidelines for Enhanced Livability where commercial is next to R1.

Motion: by Jeff. Approve the project in concept and request the applicant come back to the SONC PLUM committee with a landscape plan and a redesigned third floor that has a continuous 10 feet setback from the north edge of the second floor from east to west. This set back may be used as a balcony/deck or a roof. Vote was 8 yes, 1 no. Motion passes.

7c.) Casa de Cadillac. Proposed new parking lot. Howard Drake was informally presenting his idea of converting a recently purchased home on Lennox and demolish the home and create a new parking lot for his employees or inventory behind current landscaping and fencing.

Committee Comments: no one supported this concept of spreading out more parking lots in a R1 zone. They were more supportive of a parking structure but realized he would get a lot of community opposition.

7d.) New business : Hampton's 818

Owner wants to renew his C.U.P which was issued in 2012. Wants to change operating hours from 10 a.m. to 8 a.m. in order to serve breakfast and allowed to extend the hours of his live music to 11 p.m. So his operating hours would be 8a.m.-3 a.m. daily, liquor served till 2 a.m.

Community comments:

The noise is intolerable that comes from this business especially on Sunday when ambient music goes to 3 a.m. Alley is a mess with trash, lots of drunk patrons in the alley as well. The business has a tent type roof with open space before roof and the brick walls, noise can not be stopped even when it is not live music. Many complaints to the police.

One comment from a security guard consulting firm felt the homeless issue is less a problem when businesses stay open late.

Committee Comments: they felt noise was a big problem. Concerned about late night hours, no concern for earlier opening. CUB permit has expired and was not renewed by owner. Everyone felt they should be in full compliance before changing any conditions.

Motion: by Sue. Second by Art. we move to support the request for a conditional use permit on the following conditions: 1.) the sale and consumption of alcohol shall be limited to the hours of 8 am-10pm Sunday-Thursday, 8am-midnight Fri-Sat. 2.) there shall be no live music and any ambient music shall not exceed 65 decibels and cannot be heard beyond the property line; customer seating shall be limited to the existing 56 outdoor seats. Passed unanimously.

It was decided that a letter should accompany this motion that states they are out of compliance with their previous CUB conditions. In particular, the trash in the parking lot, alley and sidewalk needs attending. The applicant has failed to file a Plan Approval after the 2012 CUB, there was not a 6 ft wall erected along the lot lines across the alley from the residential uses, and police have been called numerous time in order to stop noise and disruptive behavior.

7e.) Digital Billboards. Patrick Frank presented new sign ordinance that is being discussed in the city and is currently being considered in the PLUM committee, which would allow for the grandfathering in of new digital signs, offer amnesty, and have no prohibition on signs in city parks. Patrick is trying to get support to fight this ordinance with the support of Neighborhood Councils all over the city.

Committee Comments: They were not able to get anyone to present opposing view and felt they needed more information before deciding to write a letter in support that would be sent to SONC. Will discuss next month.

7f.) Committee Study of the LA River at Hazeltine. Jeff presented a joint study by Vision and Green and Beautification Committees. They studied the bike bath along the LA River east and west

of Hazeltine. It was determined that the bike bath should be on the north side of the river west of Hazeltine then cross over with a prefab bridge, continue bike path on the northside after crossing Hazeltine with another prefab bridge. Two linear parks along the south side of the River have been identified and a possible restaurant/bar area under the freeway overpass at Hazeltine to further enhance this areas usability for the community.

Motion: by Art. Move to approve and send to SONC. Second by Sue/Tom
Approved unanimously.