

Sherman Oaks Neighborhood Council



"1) Meeting was called to order at 6:44 p.m.

In attendance: Chairperson, Larry Slade, Vice-chairman,
Richard Mayer, Jackie Diamond, Jeff Kalban, Mikie Maloney, Jackie Campbell, and Ken
Gerston- ex-officio member.
Bob Cohen was excused.

4) This item was taken out of order to accommodate the presenter.

STUDIO OAKS PARK PRESENTER - Fred Gans

This is the first presentation, brought to this committee by the originator of the plan and his wife. Fred came into the meeting with photo board with AS IS condition, computer generated rendering with new ground covering, lighting and curved walkways. Also a 3 D Model and a budget.

This project is to improve the general looks and safety of the median at the location (E) Van Noord Avenue(W) Fulton Avenue (S) Ventura Blvd. The Park was named Studio Oaks because it is on the line between Studio City and Sherman Oaks.

The median was developed in 1939

79 Oak Treet planted in 1939

35 ft wide x 2030 ft long

Plan would call for removal of ivy.

Add 10 ft wide decomposed gravel curved walkway.

Trees not planted in straight line, walkway goes around them.

Has planned pole light reflecting 1940 syle (blend into neighborhood houses.)

Adding of park benches.

Worked with Recreation and Parks Dept. for design requirement for the grading.

Would like to add spotlights under the oak trees.

Irrigation system.

COMMITTEE COMMENT

How do you plan financing?

What is the cost?

Oak trees need no irrigation - they have had none for years.

Need curbs and breaks -not just at the ends.

Improvement needs to stay away from the base of oak trees.

Who is maintaining median now?

Do you know that gravel walkways do need a yearly maintenance?

Will you put sign? NO BIKES, SKATEBOARD AND SCOOTER

Regarding maintenance of this - maybe you can get the City to buy in with Dept of Recreation and Parks.

RESPONDS

We are looking into financing with a group of businesses as sponsors.

Cost 3/4 million with irrigation costing at least \$400,000.

Financing maintenance could be raised along with the installation fund raising.

Maintenance is now done by the Dept of Recreation and Parks.

PUBLIC COMMENTS

You need to check into Proposition ""K Park Bond"" for rehabilitating of Parks.

You might think of artificial Turf?

Will you have a sign ""No Homeless""?

Will park benches encourage the homeless?

COMMITTEE APPROVAL

We recommend to the SONC Board to support the concept of the Studio Oaks Park beautification project; presented by Fred & Carol Gans, for the median at the location of (E) Van Noord Avenue (W) Fulton Avenue (S) Ventura Blvd. This support is to help educate the community about this project.

This is to be presented to SONC Board on the next meeting November 8th.

2) 4216 SUNNYSLOPE AVENUE
PRESENTER Dan Matson co-owner

New proposal.

Height 28 ft front - 34 ft back

Parking 8 spaces with one guest.

Now zone P 1 - asking R D 1.5

Current proposal now 4 Condos

Front unit with garage entrance on Sunnyslope Ave.
11 ft walkway (N side) with planters both side
Retaining wall (Nside) of lot.

COMMITTEE COMMENTS

Look likes a privacy issue for house north of property.
Depth of planter over subterranean parking - 2 to 4 ft.
How much buffer will this allow?
We need more landscape details!
On north side of house - we need more details of this area.

WHERE IS THIS PROJECT TONIGHT?

We will have another zoning hearing.
Working on EIR report - will be completed in 60 days.
Tracking Maps are in the works.

PUBLIC COMMENTS

Larry Slade gave a statement of how speakers are to give in speaker cards and are allowed two minutes to give their view directly to the committee.

SPEAKER Micheal Bernback 4270 Sunnyslope Avenue

I am speaking for neighborhood people living on Greenbush Ave, Allot Ave and Sunnyslope Ave.
Mr. Bernback is resident, north of perperty for 12 years.

1. Lot was proposed parking by Case 16598. Presently the back of lot is used for the commercial parking for the building on Ventura Blvd. - 30 tenants and only 35 parking.
2. No handicap parking.
3. This adjacent parking has been used sing 1962.
4. Question if lot location is within Specific Plan Area.
5. Alley traffic is unsafe.
6. Bad faith document - notice not legal for hearing.
7. Plans have changed three times in 30 days.
8. Bad neighbor negotiation in past.
9. Trash bin for commercial property (Ventura Blvd.) always at 4316 Sunnyslope Ave - WHY?
10. Retaining wall at east side of property.

These neighbors that I (Mr. Bernbeck represents) are single family homes between Moorpark Street and Ventura Blvd. We feel a need to preserve the parking for Sherman Oaks Businesses.

RESPONDS

This is still a work in process, still in the conception stage.

Larry Slade stated that they had come a long way since last meeting and thanked him for his time and efforts. He asked them to revisit the LUC meeting next month.

QUESTION: Are there any Condos in the alley for three block?

ANSWER: No.

Q: Can you consider a nice looking parking building, 2 stories?

A: Will look into this.

Dan stated that one or two miles from project the alley does have a multi unit apartment building.

3) 13845 - 13849 MOORPARK STREET

PRESENTER Mr. Hefner, Architect.

Subterranean parking - property line to property line.

Will have trouble growing mature trees because of depth of planters and drainage.

Would like more buffer at north side.

Grading side yard - like to see it dropped to garage level - natural soil.

Question access from street - not above 3 ft at front.

This will honor 5 ft dedicated widening Moorpark Street.

Building on Moorpark adjacent are both apartment building.

Presently 2 small single family houses with large back lots on north.

PUBLIC COMMENT

None noted.

L. Slade invited Mr. Hefner to return next month to answer the items listed above.

5) APPROVAL OF MINUTES

July 19th and Sept 20th minutes were approved as submitted.

August 16th minutes were tabled to be reviewed in November.

6) REQUIREMENT FOR PRESENTATION

The guidelines for Petitioner Presentation was reviewed by the committee.

The following is the Guideline that will be available to petitioners before they come before the Committee for the first time. The Guideline is here to help the petitioner the committee and the community, to better understand the proposal.

We realize this is a Guideline that can be modified, as needed: As we continue reviewing projects.

GUIDELINES FOR PETITIONER PRESENTATIONS

1. Provide a brief description of the proposed project including the type of project, the size of the lot, square footage of the building, square footage of open space, height of building, density and parking. For mixed-use project, please provide breakdown of the above information.
2. Provide information on all zoning, allowable - height, density, parking requirements. What deviations from the allowable zoning is the petitioner requesting, including variances and exceptions.
3. Provide graphic illustration of the project proposal including site context within the neighborhood or adjacent properties, using a Plat Map, or ZIMAS printout, etc. Please provide architectural plans for each floor of the project, elevations, sections, material sample board, photos of adjacent properties (both sides of street).
4. Provide the Committee ten (10) copies of the written description and the graphic illustrations at 8 1/2" x 11" or 11" x 17" and twenty (20) copies of the written description for the audience. Copies of this material can be in black and white.
5. Please be prepared to address the following issues:
 - a) What is expected environmental clearance required, EIR< MND,etc?
 - b) How will the project address traffic issues, parking, landscaping, architectural scale, neighborhood adjacencies, aesthetics?
 - c) Is you project in the VENTURA SPECIFIC PLAN AREA?

STATEMENT OF OBJECTIVE CRITERIA

The project has community and/or neighbor support, or at a minimum; does not have significant opposition.

The project does not have a negative impact on neighborhood parking or traffic

The project enhances the aesthetics of the surrounding community, or at the minimum does not detract from it.

The project is pedestrian friendly and interfaces positively with public right-of-way.

Discussion item: Does the committee want to encourage specific uses?

This will be posted on SONC web-site. The Secretary of the Land Use and Planning Committee would be the contact person for help in using this Guideline.

Mary Ann Bryson
Westfordnana@aol

8) COMMITTEE COMMENTS

None noted.

9) PUBLIC COMMENTS.

4500BLOCK OF FULTON AVENUE
PRESENTERS Tom Krutsch - neighbor
Don Edward - neighbor

Now vacant property.
Was 5 single family homes.
300 ft x 129 ft (estimate).
Unable to get any information about this project
Recently found information from Building and Safety and Planning Dept.
Feel (Q) conditions must be followed
Q R 3.1 East to Sarah Street.
Landscape set back.
Applying for 40 units, 3 story building.
Developer - Investment Management Trust 134 Ventura Blvd.
Working in AZ, TX,FL and CA.

10) GOOD AND WELFARE

Discussed other locations for LUC meetings. Will continue this discussion next month.

11) ADJOURNMENT

The meeting was adjourned at 9:30 p. m.

Respectfully Submitted
Mary Ann Bryson

Minutes were approved 11-15-04
Typed web-site 11-20-04

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