

Sherman Oaks Neighborhood Council



"SHERMAN OAKS NEIGHBORHOOD COUNCIL

Draft

Land use and Planning Committee

April 18, 2005

ITEM 1

Meeting was called to Order at 6:38 pm.

In attendance: Chairperson- Larry Slade, Vice-Chairperson- Richard Mayer, Jackie Diamond, Jeff Kalban, Mikie Maloney, Jackie Campbell, Bob Cohen, Richard Gauthier, Carol Burle and Kenny Gerston, ex-officio member

Welcome and explanation of meeting procedures.

ITEM 2 HOPEVALE CANYON DRIVE.

Presenter John Q. Lee, Consultant

I am not prepared to give a full report on this project. We are concerned about the public comments and are here to listen to the committee and the community tonight. We will return with the full details of the development. We are here to work with everyone.

I am leaving you my business cards and my cell phone number.

COMMITTEE QUESTIONS:

q What is the approximate size of lot?

There are 20 lots.

q Is this one parcel or is it subdivided?

It is subdivided.

q How long has Mr. Wong owned this property?

I do not know.

q How are the lots zoned?

Residential

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q Is this "R1"?

I do not know.

q Is this a residential development of single-family homes? How many approximately?

Yes, there may Be 12 homes.

q What is the square footage of these lots?

I can't give an answer tonight.

q What challenges do you have in developing this property?

Are you asking for any exception or variances?

Nothing at this time.

q Have you filed any application with the city?

Yes, with the Building and Safety Dept .We have requested a grading permit about 5 weeks ago.

q We understand that the community was first aware of renewed plans for development by the activity at the site and not by any public notices by you or the city.

That is right.

q What is your "time frame" for this project?

I am not ready to answer that tonight.

q Will there be a formal hearing?

I am not sure.

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q Has the city reviewed this before?

Is there any special engineering requirement regarding access?

What are the geology studies on this property?

There has been a review of the fire truck access.

We will have to consider the recent rains and there effect on the hillside also.

q I am looking for information on the vegetation covering, prior analysis, a tree inventory with other types of vegetation and the habitat. Is this a corridor? This will give us a basis for knowing what the impact of this development will be on the area.

No response

q Is this a city street?

q Yes, with a dedication also.

q You have 20 lots and are building only 12 homes! What is the square footage of each home?

I am unable to answer tonight.

PUBLIC COMMENT: