

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



**WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL**



DATE: July 13, 2020

TO: City Planning Commission

FROM: Wilshire Center - Koreatown Neighborhood Council

SUBJECT: Case No: CPC-2019-6524-ZC-CU-SPR
CEQA: ENV-2019-6525-ND

The Wilshire Center - Koreatown Neighborhood Council (WCKNC), at its duly noticed General Board meeting on July 13, 2020, considered on its agenda, item 8(g): a proposed 143,668 square foot public storage facility, rising to 91 feet and 3 inches in height, with 33 vehicle parking spaces and 56 bicycle parking spaces. The project is located in the P2 and CR-2 zones at 621 S Catalina, Los Angeles, CA 90005. The applicant is requesting:

- Pursuant to Los Angeles Municipal Code Section 12.32.F, authorize zone change from P-2 and CR-2 to C2-2
- Pursuant to Los Angeles Municipal Code Section 12.24.W.50, authorize a request to permit storage of household goods within 500 feet of a residential zone
- Pursuant to Los Angeles Municipal Code Section 16.05, authorize a project with more than 50,00 square feet of non-residential floor area.

After consideration and having provided an opportunity for public comment, where there were no objections, the Wilshire Center - Koreatown Neighborhood Council General Board voted in favor **[7 ayes, 10 nos, 6 abstentions and 1 recusal]** of the motion **to oppose** the requested entitlements unless the applicant:

- Provide an environmental benefit such as a green roof or solar panels
- A lived environmental benefit such as community parking, which is being lost due to the project's construction.

Mailing Address:
4001 Wilshire Blvd, #F400
Los Angeles CA 90010

www.wcknc.la
424-341-0378 (Voicemail Only)
wcknc.info@gmail.com

Please notify the Wilshire Center - Koreatown Neighborhood Council of any future meetings and/or hearings on this item.

Sincerely,

Wilshire Center - Koreatown Neighborhood Council

CC: Renata Ooms City Planner
Jamie Hwang, CD10 Deputy
Elizabeth Carlin, CD10 Deputy

Mailing Address:
4001 Wilshire Blvd, #F400
Los Angeles CA 90010

www.wcknc.la
424-341-0378 (Voicemail Only)
wcknc.info@gmail.com



Planning CPC <cpc@lacity.org>

CPC-2019-4968-DB-SPR-WDI project site 15027-15033 W. Ventura Blvd.

alesiabaione@gmail.com <alesiabaione@gmail.com>

Mon, Jul 20, 2020 at 10:47 AM

To: "cpc@lacity.org" <cpc@lacity.org>

The construction of a six story, mixed use building would be a detriment to this sherman oaks community.

Traffic is already horrible as a result of the [405/101 freeway](#) entrances. It took close to an hour to enter the freeway during the week, prior to the Covid Pandemic. With this large building it will be impossible to get to work in less than two hours.

Please allow the current laws allowing 3 story buildings to remain in tact as it is for the best.

Many of the six story buildings on Ventura in other nearby cities are empty. Online shopping eliminates the need for the amount of commercial Real estate they want to build.

A three story building makes it easier to fill those spaces with quality people rather than a large space that will be filled at any cost to the community.

Please do not allow them to change the limitations set for construction in this area. Parking and traffic are already so bad.

Concerned resident,

Alesia Baione
4729 lemona avenue

[Sent from Yahoo Mail for iPhone](#)



Planning CPC <cpc@lacity.org>

Case Number: CPC-2019-4968 – DB-SPR-WDI / 15027 - 15033 W. Ventura Boulevard

David Rankell <davidrankell@hotmail.com>

Mon, Jul 20, 2020 at 4:03 PM

To: "cpc@lacity.org" <cpc@lacity.org>

I David Rankell a resident of the City of Los Angeles do hereby OPPOSE the granting of any waivers, variances, permits or dedications for the development project located at a project site of 15027 through 15033 W. Ventura Boulevard in Sherman Oaks, CA 91403.

The city of Los Angeles should impose as it is law, the 5 foot dedication for roadway widening and sidewalk improvement along this project frontage on Ventura Boulevard.

As it is already evident that traffic and parking on Ventura Boulevard is horrendous. Improvements to the street sidewalk and curb must be made prior to the development of a project of this magnitude.

I also wish to go on record to notify you officially in writing that on this subject site there is as of 3:45 PM Monday July 20, 2020 No Los Angeles city planning NOTIFICATION sign posted on the front rear or sides of this property to notify the public as is law.

I hereby in writing request a postponement of this public hearing until such time as correct proper posting has been made In accordance with in accordance with the Los Angeles municipal code.

This notice is being given in writing so that if others wish to challenge a determination by the Los Angeles city planning department it has been noted in writing and attached to the official project file.

David Rankell
Resident



Case No CPC-2019-4968-DB-SPR-WDI Project Site: 15027-15033 W Ventura Blvd

Joe Cappelletti <joecapvo@gmail.com>

Mon, Jul 20, 2020 at 7:28 PM

To: Brad Fingard <brad.fingard@lacity.org>, sarah.hounsell@lacity.org, marianne.king@lacity.org, cecelia.lamas@lacity.org, blake.lamb@lacity.org, claudia.rodriquez@lacity.org, david.ryu@lacity.org, renee.weitzer@lacity.org, cpc@lacity.org

I am writing to you to express my opposition to the proposed project referenced above. There is simply NO QUESTION that this will have an immediate, lasting and profoundly negative impact on the surrounding neighborhood, specifically the residents on my street - Lemona Avenue. It is far too large for the space and will unduly burden the neighborhood in many ways. As it is - it takes 20 minutes to get to the 405 from my home on at 4648 Lemona Ave on a typical morning.

There is not enough parking for the building. Where are all the cars going to park? The answer: Lemona. That's not acceptable. Please engage in dialogue with me and my fellow neighbors before this plan moves even a step further. I am also a member of the Sherman Oaks Neighborhood Council and was present when this plan was rejected by the board.

I am - without reservation or condition- completely opposed to this project. How it was passed when it far exceeds the height of neighboring buildings and pre-existing zoning is beyond me.

I would also like to address the fact that Jeff Kalban - the architect - was and is currently the chairman of the Sherman Oaks Neighborhood Council Planning and Land Use Committee. Whether or not he was able to pull any strings in making this happen is immaterial- it certainly gives the appearance of impropriety. For a project that benefitted from such outlandishly drastic preferential provisions he should have recused himself from the job or the Council. Seriously, give me a break- when did Sherman Oaks become Tammany Hall?

If it's not too late to turn back the clock- I encourage you to do the right thing. 75 feet? Just because there are 3 units of affordable housing? Yes it's needed- I agree, but just 3... and for that they get to build another 45 feet of verticality? That's patently absurd. I won't even get into how ludicrous the bike parking allotment is...

I encourage full transparency and fairness in your deliberations.

Please reply with any questions or points of discussion.

Thanks much.

My best regards,

Joe Cappelletti
310-867-4344

"Let the love you seek be the love you share..."



Planning CPC <cpc@lacity.org>

Fwd: Case No. CPC-2019-4968-DB-SPR-WDI

John O'Connor <john.oconnor@gmail.com>
To: cpc@lacity.org

Mon, Jul 20, 2020 at 11:50 AM

----- Forwarded message -----

From: **John O'Connor** <john.oconnor@gmail.com>

Date: Mon, Jul 20, 2020 at 11:45 AM

Subject: RE: Case No. CPC-2019-4968-DB-SPR-WDI

To: <brad.fingard@lacity.org>, <sarah.ounsell@lacity.org>, <marianne.king@lacity.org>, <cecilia.lamas@lacity.org>, <blake.lamb@lacity.org>, <claudia.rodriguez@lacity.org>, <david.ryu@lacity.org>, <renee.weitzer@lacity.org>

All,

The proposed mixed-use project only includes half a parking spot per apartment which would be severely detrimental to already strained neighborhood parking. Please REJECT any waivers on this project, whether they are 1) parking related or 2) zoning related [the building is too tall for current zoning restrictions]. I know we are in a housing crisis and we need more units, but please hold developers accountable to the law.

Regards,
John O'Connor
Sherman Oaks Resident



Planning CPC <cpc@lacity.org>

Case No. CPC-2019-4968-DB-SPR-WDI - Project Site: 15027-15033 W. Ventura Blvd.

Lisa Cappelletti <drlisacap@gmail.com>

Mon, Jul 20, 2020 at 5:47 PM

To: cpc@lacity.org

July 20, 2020

To Whom It May Concern:

These developers are using SB-1818 which merely designates .5 parking spot per apartment. That's only half of a spot! When asked where building residents will park, the developers have had no answer.

Further, the developers are requesting a waiver: Pursuant to LAMC 12.37. This Waiver of Dedication and Improvement would give permission to disregard the 5-foot dedication and 5-foot roadway widening, and sidewalk improvement to 15-feet wide along the project frontage on Ventura Boulevard. I declare Absolutely No Waivers on this project. I support a smaller scale project only!

Thank you for receiving my position on this development.

Sincerely,

Lisa Cappelletti
Neighborhood Resident
([4648 Lemona Ave.](#))



15027-15033 W. Ventura Blvd

Lisa Petrus <lgpetrus@gmail.com>

Mon, Jul 20, 2020 at 4:24 PM

To: Brad Fingard <brad.fingard@lacity.org>, sarah.hounsell@lacity.org, Marianne King <marianne.king@lacity.org>, cecilia.lamas@lacity.org, blake.lamb@lacity.org, claudia.rodriguez@lacity.org, david.ryu@lacity.org, Renee Weitzer <renee.weitzer@lacity.org>, cpc@lacity.org

Please disregard the first one sent. It was missing photos.

July 20, 2020

brad.fingard@lacity.org, Case Manager David Ryu's office
sarah.hounsell@lacity.org, City Planner, City Planning Department
marianne.king@lacity.org, Planning Associate, City Planning Department
cecilia.lamas@lacity.org, Senior Administrative Clerk, City Planning Department
blake.lamb@lacity.org, Principle City Planner
claudia.rodriguez@lacity.org, Senior City Planner, City Planning Department
david.ryu@lacity.org, Los Angeles City Councilmember
renee.weitzer@lacity.org, Senior Advisor for Land Use and Development

RE: Case No.CPC-2019-4968-DB-SPR-WDI

Dear Ladies and Gentleman:

The Sherman Oaks Neighborhood Council did NOT approve this project!

I am writing to you and asking that the project at 15027-15033 W. Ventura Blvd. not be allowed to be built on such a large scale but a smaller version, that will not have such an adverse and devastating impact on our neighborhood.

As a 23 year resident of Sherman Oaks, I love living here. It's a great community in which I'm very involved. The residents of Sherman Oaks are very generous and civic minded. We recently voted for and I strongly encouraged the community to allow a new building of 54 units of permanent supportive housing for seniors who have experienced homelessness in Sherman Oaks. We also supported Councilman Ryu's addition of a safe parking lot. I also strongly encouraged the developer of the Sunkist project to add affordable housing units which they are going to do. I suggest we have the new IMT project to do the same.

You may not be aware but we've had 3 pedestrian fatalities hit and run within a few yards of this site. The traffic congestion in the morning is such that it can take 45 minutes to go an 1/8 of a mile. The traffic study for this project was done on Wednesday November 27 between 7-10 a.m.. That was the day before Thanksgiving when all the schools were closed and most people were already taking time off for Thanksgiving! Not any indication of the reality of the traffic!

This project asks for 44 bicycle spots on a street that doesn't even have a bike lane. No one is going to ride a bicycle on Ventura Boulevard, it's far too dangerous! A business a few doors to the east of the proposed site was destroyed when a car crashed into the fire hydrant and flooded it.

All of the restaurants nearby have NO parking because their lack of parking was grandfathered in. Employees and guests park on our narrow street making it dangerous to drive on.

I understand that SB-1818 has fewer requirements for parking but let's be realistic. If someone is paying \$3000 a month for an apartment they are going to need parking. When I've asked where you expect them to park I still haven't received an answer.



Lemona Ave looking south. The proposed development is at the top to the right.

Sherman Oaks Vision Committee (chaired by Jeff Kalban) has worked with the community to come up with a long term plan for Sherman Oaks. The Vision Plan clearly states in the “Community Plan Update” that:

“Projects that are incentivized with reduced parking for tenants and guests offer major cost savings to developers. Therefore developers should be required to contribute to a community off site-parking structure fund.” Page 53.

“ Ventura Boulevard Specific Plan Increased Height Limit- Ventura Boulevard is unique and can contribute to increased density. We recommend revising the building code to allow a uniform 45-foot height limit to the roof of the last occupied floor.” Page 54



These 2 buildings on Ventura Blvd are one block east from the proposed development. All the first floor commercial space is not occupied.



16710 Ventura Blvd Encino. All the first floor commercial space in all 4 buildings are vacant.

Mixed Use

Four Story, 20,000 S.F. mixed use facility with 25 apartments including **3"By Design" affordable units.**

pastedGraphic.png

*These renderings are from Jeff Kalban's website and show a very nice project still over the Specific Plan's height limits but much smaller version of the mixed use project being requested. It also includes **3 units of affordable housing.***

We ask that you deny any exemptions including but not limited to the 5 foot dedication, 5 foot roadway widening, including sidewalk improvement to 15 feet wide, along the project frontage on Ventura Boulevard .

Thank You,

*Lisa Petrus
Sherman Oaks Neighborhood Council
Residential Area 4
2nd Vice President*

ROSENHEIM & ASSOCIATES, INC.

21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367-7104 • TEL 818-716-2689 • FAX 818-593-6184
WWW.RAA-INC.COM

July 21, 2020

SENT BY E-MAIL

The Honorable Los Angeles City Planning Commission
City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012
E-Mail: cpc@lacity.org

Re: RESPONSE TO RECOMMENDATION REPORT
15027 – 15033 Ventura Boulevard (Subject Property)
Case No. CPC-2019-4968-DB-SPP-WDI
City Planning Commission Hearing Date: July 23, 2020; Agenda Item 6

Dear President Millman and Honorable Commissioners,

On behalf of our client, 15027 Ventura, LLC (the “Applicant”), the property owner and applicant in the above-referenced matter, this letter responds to the Los Angeles Department of City Planning (“City Planning”) Recommendation Report, dated July 23, 2020 (“Staff Report”) for the above-referenced City Planning Commission case (proposed “Project”).

We appreciate the very thorough review of the proposed Project and preparation of the Staff Report by the City Planning Staff (“Staff”). We agree with most of the Staff Report, including the recommendation to approve the Density Bonus and Specific Plan-Project Permit Compliance requests. We disagree, however, in part with Staff’s recommendation to deny the request for a Waiver of Dedication and Improvements (“WDI”).

PROVISION OF THE FIVE-FOOT DEDICATION

In the course of further analyzing and refining the proposed Project in an effort to provide the five foot dedication requested by the Los Angeles Bureau of Engineering (“BOE”) and recommended by the Los Angeles Planning Department, we believe that we have developed a very elegant way of providing the entire dedication, while retaining all of the proposed 33 residential dwelling units (four of which are set aside for Very Low Income Households), but losing a portion of the ground floor proposed restaurant square footage. This solution allows for compliance with the provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan (“Specific Plan”) and all other applicable codes.

Our proposed solution is as follows:

- The ground floor non-residential depth of the proposed Project will be reduced by 6.5 feet in order to accommodate the 5-foot dedication and the required 18-inch setback; and,
- The second floor of the proposed Project will cantilever over the setback and dedication (15 feet above the grade) as permitted in Chapter 32 of the City of Los Angeles Building Code (this Section permits encroachments of structures over the public right-of-way) and the upper floors will setback from the roof perimeter as prescribed by the Specific Plan.

To accommodate these proposed changes, slight revisions will be required to Condition Nos. 1, 6 and 9. Condition No. 1 needs to be revised to include a new Exhibit reflecting the 5-foot dedication, 18-inch setback, and revised building façade (please see attached Exhibit dated July 23, 2020). Condition No. 6, needs to be revised to accurately reflect the reduction in the commercial floor area from 2,300 square feet to approximately 1,910 square feet. Condition Nos. 9.a. and 9.b., need to be revised to include a new Exhibit reflecting the dedication and revised building façade to accommodate the dedication and setback (please see attached Exhibit dated July 23, 2020). Along with the five-foot dedication, the Applicant will make the required sidewalk improvements.

Finally, we respectfully request that the City Planning Commission add a new Condition, No. 9.c., that would acknowledge the Commission's review of the cantilever proposal as described above and shown in the new Exhibit. The Condition could be written in a manner such as, "The building shall be permitted to cantilever up to five feet over the public sidewalk right of way, as shown in the Building Section Exhibit dated July 23, 2020".

REQUESTED RELIEF

While the Applicant proposes to dedicate in full and provide the requisite sidewalk improvements, we respectfully request relief from Condition No. 35.b., which requires the widening of Ventura Boulevard by five feet for the limited, approximately 105-foot frontage, of the Subject Property.

First and foremost, based on Section 10.C.2. of the Specific Plan, highway dedications and improvements shall be implemented pursuant to the procedures of LAMC Section 12.37. LAMC Section 12.37A.3 states "No additional improvement shall be required on such a lot where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous thereto". Based on our confirming conversation with BOE, the aforementioned code section and the fact that Ventura Boulevard is currently built out with a complete roadway, curb, gutter and sidewalk within the present dedication, the city shall not (emphasis added) require improvements in the instant circumstance.

Furthermore, and in addition to the definitive information provided above, there will be no lost benefit to the city by not widening this very limited section of Ventura Boulevard and in fact, if required the widening will result in a number of challenges including, but not limited to, the following:

- 1) The transition from the current street width to the new street width will eliminate a number of very much needed street parking spaces;
- 2) The additional roadway width will provide absolutely no traffic, pedestrian or cycling benefits, or improvements to the public;
- 3) The roadway widening will create two very dangerous conditions. First, is the awkward transition in the sidewalk alignment (i.e., the sidewalk will suddenly shift five feet to the north while ending abruptly) that will create at best, an uncomfortable walking pattern for pedestrians (having to negotiate the non-linear sidewalk alignment) and at worst a dangerous condition for pedestrians who may not observe the transition in the sidewalk in a timely manner. The second condition of concern is for motorists attempting to parallel park in, or leave from, the new parking spaces. The difference in roadway width caused by the widening of such a limited road segment would create challenges and hazards for those attempting

to make both moves leading to risks that are disproportionate to the value gained;
and,

- 4) Due to a number of large existing buildings that are constructed on the property line on either side of Ventura Boulevard, east and west of the Subject Property, and also given that many of these buildings exceed the maximum development standards of the Specific Plan and are therefore unlikely to be redeveloped in the foreseeable future and beyond therefore, there is little likelihood of a meaningful stretch of Ventura Boulevard being improved.

As clearly demonstrated, the benefits of any street widening will not be realized but the dangers associated with minimal widenings will result in unnecessary inconveniences and hazards.

CONCLUSION

On behalf of the Applicant, we thank you for your time and consideration of our entire planning entitlement request. While we support the vast majority of the recommendations by Staff, we respectfully request that the City Planning Commission revise Condition Nos. 1, 6 and 9, add Condition 9.c and delete Condition No.35.b.

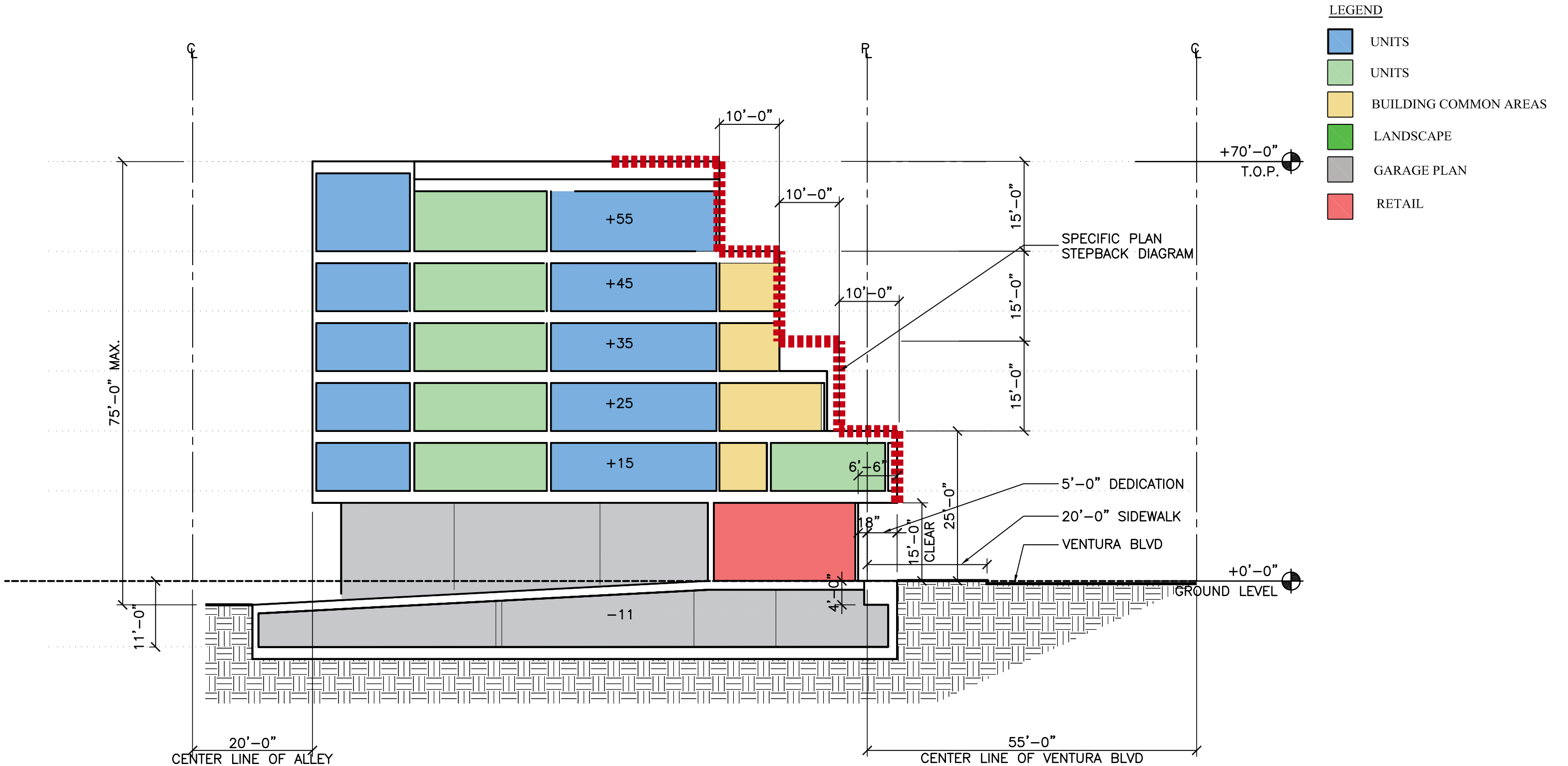
Again, thank you very much for your time and consideration in this matter.

Sincerely,



Brad M. Rosenheim
ROSENHEIM & ASSOCIATES, INC.

cc: Ms. Lisa Webber, Department of City Planning
Ms. Blake Lamb, Department of City Planning
Ms. Claudia Rodriguez, Department of City Planning
Ms. Sarah Hounsell, Department of City Planning
Ms. Marianne King, Department of City Planning
Ms. Renee Weitzer, Office of Councilmember David Ryu
Mr. Dan Chandler, Chandler Partners
Mr. Corey Leff, Chandler Partners





ENTITLEMENT SUBMITTAL

BUILDING VIEW FROM VENTURA BLVD

15027 VENTURA, LLC

July 23 , 2020

Kalban Architects



Planning CPC <cpc@lacity.org>

Fwd: Case CPC-2019-4968-DB-SPR-WDI

SARAH COLONNA <sarahcoconuts@sbcglobal.net>
To: cpc@lacity.org

Mon, Jul 20, 2020 at 1:09 PM

Sent from my iPhone

Begin forwarded message:

From: SARAH COLONNA <sarahcoconuts@sbcglobal.net>
Date: July 20, 2020 at 12:44:48 PM PDT
To: "brad.fingard@lacity.org" <brad.fingard@lacity.org>, "sarah.hounsell@lacity.org" <sarah.hounsell@lacity.org>, Marianne King <marianne.king@lacity.org>, "cecilia.lamas@lacity.org" <cecilia.lamas@lacity.org>, "blake.lamb@lacity.org" <blake.lamb@lacity.org>, "claudia.rodriguez@lacity.org" <claudia.rodriguez@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>
Subject: Case CPC-2019-4968-DB-SPR-WDI

Hello-

This email is about my concerns regarding the above mentioned case # at [15027-15033 Ventura Boulevard](#).

The project is way too big. We'd love to support it, but on a smaller scale. I know they've been given waivers and what not due to adding a couple affordable"apartments to it.

But, the waiver allows for 1/2 of a parking spot per apartment. That's ridiculous - where are tenants going to park? What is going to happen to traffic? There's a small alley behind that area that's already a mess - and they want to use that to access what parking they do have. That's going to cause huge issues in and out of that alley and onto the two streets on either side.

We have a dangerous crosswalk at Lemona and Ventura, that my husband and I and many of our neighbors have almost been hit in repeatedly due to driver's lack of awareness and no signal at that crosswalk. That's only going to worsen with this oversized project.

Please consider not allowing waivers and asking them to build a smaller scale project, and to provide adequate parking. I was told they want waivers for sidewalk improvement as well. If we are going to allow this project, they need to respect the neighborhood and do it correctly.

Thank you-
Sarah Colonna Ryan and Jon Ryan
4641 Lemona Avenue

DAY OF HEARING SUBMISSIONS

611 Catalina Building LLC

Renata Ooms, City Planning Associates
200 North Spring Street, Room #763
Los Angeles CA 90012

RE: Case No CPC-2019-6524-ZC-CU-SPR

Dear Renata,

Please note that we oppose granting the zone change for the above project. Our building is immediately to the north side of the project with many windows and it will be greatly impacted by 91 feet tall building at the property line with no setback. Please consider our building and tenants when you are evaluating the zone change.

611 Catalina Building LLC





Planning CPC <cpc@lacity.org>

CPC-2019-4968-DB-SPR-WDI

Lisa Petrus <lpetrus@gmail.com>

Tue, Jul 21, 2020 at 4:03 PM

To: Marianne King <marianne.king@lacity.org>, cpc@lacity.org

To Whom it May Concern,

Please be advised that due to the **failure and lack of notice** of change of hearing date to the neighbors and that the building itself at 15027-15033 W. Ventura Blvd. was **NOT NOTICED**. We are requesting that the hearing scheduled for this coming Thursday July 23 be **CANCELLED** until we are properly noticed.

Thank You,
Lisa Petrus

Officers
President
Richard H. Close
Vice President
Matt Epstein
Vice President
Jules Feir

Treasurer
Chuck Betz
Secretary
John Isen

Founded in
1964



SHERMAN OAKS HOMEOWNERS ASSOCIATION

Post Office Box 5223
Sherman Oaks, California 91413
Information: (818) 377-4590
www.shermanoaks914.com

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Bob Anderson
Chuck Betz
Richard H. Close
Matt Epstein
Jules Feir
Tom Glick
John Isen
Marshall Long
Nancy Sogian
Jay Weitzler

SONC PLUM Committee
14724 Ventura Blvd. Ste. 410
Sherman Oaks, CA 91403

Att: Jeff Kalban

**Mixed Use Project
15027 Ventura Blvd.
Sherman Oaks, CA**

Dear Jeff:

Based on a meeting with you, Bob Anderson, Renée Weitzer, and myself and at which we reviewed and discussed the project on Ventura Blvd., proposed by Chandler Partners, it is our understanding that the project will be in compliance with the Ventura Boulevard Specific Plan and will be a stepped back multistory building. It is our further understanding that the proposed construction will be primarily for multifamily residential space, including low-income housing, above the first floor. The first floor is planned to be a single restaurant.

The SOHA Land Use Committee is supportive of the proposed project and does not oppose its construction. We request that the top of the signage be lower than the new roof lines. We also recommend that the separations between dwelling units meet or exceed the State of California minimum code requirements on acoustic separations.

Kindest Regards
SOHA Land Use Committee

A handwritten signature in black ink, appearing to read "M. Long", with a stylized flourish at the end.

Marshall Long, Ph.D., P.E.
Chair
ML/cf



Planning CPC <cpc@lacity.org>

Fwd: Community Impact Statement - City Planning Commission

Lisa Petrus <lcpetrus@gmail.com>
To: Planning CPC <cpc@lacity.org>

Thu, Jul 23, 2020 at 9:28 AM

Sent from my iPad

Begin forwarded message:

From: Jeffrey Hartsough <jeffrey.hartsough.sonc@gmail.com>
Date: July 23, 2020 at 9:27:52 AM PDT
To: Lisa Petrus <lcpetrus@gmail.com>
Subject: Fwd: Community Impact Statement - City Planning Commission

keyng error, sorry

----- Forwarded message -----

From: **Jeffrey Hartsough** <jeffrey.hartsough.sonc@gmail.com>
Date: Thu, Jul 23, 2020 at 9:23 AM
Subject: Fwd: Community Impact Statement - City Planning Commission
To: <lcpetrus@gmail.com>

----- Forwarded message -----

From: **Jeffrey Hartsough** <jeffrey.hartsough.sonc@gmail.com>
Date: Wed, Jul 22, 2020 at 9:47 PM
Subject: Fwd: Community Impact Statement - City Planning Commission
To: Lisa Petrus <lisa.petrus.sonc@gmail.com>

This is the CIS submitted to the CPC.

--

Jeffrey Hartsough
jeffrey.hartsough.sonc@gmail.com
President
Area 2 - Community Interest
Sherman Oaks Neighborhood Council

=====

----- Forwarded message -----

From: <Clerk.CIS@lacity.org>
Date: Wed, Jul 22, 2020 at 11:53 AM
Subject: Community Impact Statement - City Planning Commission
To: <cpc@planning.lacity.org>
Cc: <jeffrey.hartsough.sonc@gmail.com>

Your Community Impact Statement has been successfully submitted to City Planning Commission.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at
NCsupport@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Sherman Oaks NC

Name: Jeffrey Hartsough

Phone Number: (310) 614-9804

Email: jeffrey.hartsough.sonc@gmail.com

The Board approved this CIS by a vote of: Yea(6) Nay(7) Abstain(4) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/11/2019

Type of NC Board Action: Against

Impact Information

Date: 07/22/2020

Update to a Previous Input: No

Directed To: City Planning Commission

Council File Number:

Agenda Date: 07/23/2020

Item Number: 6

Summary: Community concerns: 1) inadequate automobile parking (18) for number of residential units (33)
2) excess automobile parking required by commercial space and residential unit users will fill local streets 3)
bicycle parking spaces (40) are excessive and should be reduced. Space freed up by fewer bicycle parking
spaces should be use for automobile parking 4) height of building is excessive for the area

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President

Area 2 - Community Interest

Sherman Oaks Neighborhood Council

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Sherman Oaks Neighborhood Council
Planning and Land Use Committee
Minutes February 21, 2019

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

1. Call to Order at 6:30 pm
2. Roll Call
3. Motion to approve January minutes by Tom; second by Lisa; approved
4. No elected or staff present
5. Chair's Report: AT&T has pulled their application to sever parking from the facility. Next Vision meeting is March 7 and will focus on mobility. Car Wash on Riverside has reapplied and is awaiting a ruling following a recent hearing. Mercy Housing will present at the April 18 PLUM meeting.
6. No Plan Review Board Report
7. New Business
 - A.) 15027 Ventura Blvd. Proposed 33 unit mixed use project with density bonus including 4 very low income units and a 2300 square foot restaurant/retail space. Five stories over subterranean parking. Some at grade parking. Access of alley in rear. Height steps back starting at 25 feet in front to 75 feet in rear. 52 parking spaces required (36 residential with density bonus; 23/restaurant space; 7 bike *in lieu* spaces). Proposal has 42 spaces and 10 lift spaces (23 standard spaces/including lifts; 16 compact spaces/including lifts; 3 ADA spaces. 68 bike spaces are being installed. Uses guidelines of Sherman Oaks Vision Density/Livability Plan. Allows for usable open space on each level. No exceptions or variances requested: conforms to Specific Plan due to its location. Chair, Jeff Kalban, recused himself from presentation, discussion, and vote on project at 15027 Ventura Blvd.
Public Comment: Speakers included neighbors Lorie Paset, Kira Durban, and Hilary Pickles and SOHA rep, Tom Glick. Comments included concern about alley entry and current alley congestion; current disrepair of the alley; loss of privacy, views and sunlight due to the proposed height; amount of parking as parking is already very limited in area; worry about transients entering from rear; query about the use of green design and appreciation of inclusion of low income housing.
Committee Comments: concern about the height and the amount of parking, and how the parking will be assigned and if it will be "bundled or unbundled." Also the impact of trash and retail deliveries, the viability of residential at the location; the additional height of the mechanicals on the roof. The number of bike spaces was viewed as excessive. Suggestions included improving the alley behind the project; storm water capture; making some changes to the plant pallet; and finding a way to green the rear area. Lisa asked that the project be presented to the Ventura/Cahuenga Plan Review Board.
Motion: Vision recommends that the project move forward to SONC as presented and also recommends that the applicant volunteers to improve the entire (20 foot wide) portion of the rear alley along the length of the project, and present a shadow and shade impact study to SONC. Motion by Tom; second by Alicia; Yes: Alicia, Tom, Jackie, Rick, Sue; No: Lisa; Abstention: Mikie. Motion Passed.
 - B.) Proposed Restaurant Beverage Ordinance. Tom reported that the City is reviewing the many comments they received.
 - C.) Proposed City Design Guidelines. Rick reported that the City is attempting to adopt design guidelines, but has nothing definitive yet.
8. No public comments on non-agenda items
9. No committee business
10. Meeting adjourned at 8:00 pm

11. Next Meeting: March 21, 2019