

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
MINUTES for: TUESDAY, January 8, 2007 6:30 PM

North Hollywood Police Station Conference Room
11640 Burbank Boulevard
North Hollywood, (South side of Burbank Bl. At Colfax) street parking available

1. Meeting Opening/Call to Order

Start Time: 6:35 PM

Attendance: S. Appleton, Co-Chair; R. Blight, Co-Chair; M. Weaver, Recording Secretary; Claire Harvey-Collins;

Absent: R. Disney (Excused); G. Klow

Guests:

Motion: to Approve December 2007 Minutes. Approved.

2. On-Going Business-Public Comment-3 minutes each regarding a project

All items on the agenda may be voted on and Motions may be made regarding each project

5110-5114 Cahuenga Blvd., Presentation by Eric Lieberman of QES Consulting and Land Use to share plans and drawings of the proposed 8 unit condominium project adjacent to several single family residences on the East side of Cahuenga. Small Lot Ordinance would apply as proposed. (go to www.lacity.org drop down boxes ..go to planning and look up the addresses for more information on the left margins.. Case No.

Current property: The property in question is zoned RD 1.5 and currently has on it 2 homes which are on 4 lots. The owner seeks permission to build 8 detached townhouses.

Planned development: Mr. Lieberman presented on behalf of his client who plans to build townhouses under the Small Lot Ordinance, which allows for the development of units out to the property line and which do not include a homeowner's association. The development does not increase the density of the existing zoning in terms of number of units allowed. The City wants a 5' dedication because Cahuenga is classified as a secondary highway.; the owner plans an additional 15' setback. **The two-story,** Spanish-style buildings will be approximately 30' tall. Resident parking is underneath each building; guest parking is not required, and will not be provided. Central heating/A.C. units will be on the roof, under parapets. Each unit will be b/w 1,500 – 1,800 square feet.

The proximity of the buildings to one another and to the adjacent properties raised concerns about sunlight, green space, noise, and turn-around space for emergency vehicles.

Tentative Update Presentation by Mark Armbruster, Attorney from Armbruster & Goldsmith – zone change request to RAS-4 Date to tour the Bakman house?? The historic Bakman House, 10623 W. Riverside Drive Toluca with new plans for the Spanish Revival residence, and the proposed new plans for the Toluca Lake Florist site, with revisions.

No formal report. S. Appleton stated that the house cannot be moved as far as originally intended due to the tree which also must be protected.

CDO (Community Design Overlay) GTLNC Planning Committee authority to hire Consulting firm. Communication from John Kalinski consultant to bring us up to speed on any progress.. Gene Klow

No formal report. S. Appleton suggested that committee members submit to her and/or R. Blight their ideas for what we would like to see in a CDO, reminding us that these suggestions should be wide-ranging and general in nature.

C. Collins made the following suggestions:

- Move traffic from Cahuenga to Lankershim. (M. Weaver expressed concern that Lankershim is already a "parking lot" in the morning).
- Make the community more "walkable" (e.g., local transit)
- Itemize the types of businesses we would like to promote in our community, along with those we don't want
- Senior housing
- More green space

FYI-NBC/Universal Backlot Expansion - Waiting for DEIR report. Planning a Town Hall meeting after that for community update.

Roy Disney, or Terry Davis

No report.

Joint Town Hall Meetings between the MIDTOWN NOHO, Valley Village and Studio City/Valley Glen Neighborhood Councils and Valley Plaza?
No report.

3. New Business-Public Comment-3 minutes each regarding a project.

Burbank City General Plan Update – copies available at the GTLNC office at Councilman LaBonge’s Riverside Drive address

M. Weaver asked for an update on the on-going effort to move the boundaries of the GTLNC further south so as to include streets from Whipple down to the L.A. River. She was advised to request clarification of this issue at the January Neighborhood Council meeting.

More conversation ensued about concerns regarding the Cahuenga project presented by Mr. Lieberman. Several persons in the audience expressed an interest in attending the hearing, reminding the audience that this is not a “By-Right” project and that it is very important for people to express their concerns at the hearing (which is not yet scheduled). People were reminded that the owner could build apartments without getting any kind of input from the community and it was suggested that those individuals who are within the 500 square foot radius of the proposed development work together to determine what they would most like to see done by the owner to mitigate their concerns.

4. Close Meeting

Next Meeting TUESDAY, February 12, 2008 6:30 p.m. 11640 Burbank Blvd. North Hollywood Police Station Conference Room