

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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## Planning & Land Use Committee Meeting Minutes for: Thursday, January 11 2007

### 1. Meeting Opening/Call to Order

**Attendance:** Sheryl Appleton, Reyn Blight, Co-Chairs; Mary Weaver, Recording Secretary; Michael Weisler  
**Absent:** Betsy Mogul and Roy P. Disney-excused  
**Guests:** Sign-in Posted  
**Motion:** to approve December Minutes-vote results: Yes No Abstain

### Announcements

S. Appleton reminded the committee members to complete the Committee Purpose and Goals for 2007 and submit. A priority for the committee is to begin work on the community overlay.

Concern was expressed by a member of the community about the difficulty of obtaining information about specific projects. S. Appleton is not receiving updates from the Council office as she had been in the past. Sheryl also said that limited information can be obtained from the City's website.

S. Appleton mentioned meetings that have been held over the past year to develop a working document (a "Memorandum of Understanding") which outlines the relationship between the Neighborhood Councils and the City's Planning Department. R. Blight has been attending these meetings on behalf of the Greater Toluca Lake Neighborhood Council (GTLNC).

### 2. Old Business Public Comment-3 minutes each regarding a project

#### a) Washington Mutual Project 4445-4461 Lankershim, 10850 Riverside Dr. 10847-10867 Landale

**Case #ZA-2006-9907 (ZAD)** ( Phase #1) Adaptive Reuse of existing Bldg. to accommodate 56 residential units and 11,325 sq. ft of commercial uses within 73,291 sq. foot eight story with basement and 125 ft. height com'l bldg within the C2-1VL and P-1VL Zones.

**Existing Zoning:** C2-1VL (property facing the street) P-1VL (parking lot)

**Presenter:** Brad Rosenheim, (818) 716-2780

**Owner:** Fred Delijani, Sterling Real Estate, Beverly Hills

**Request of Committee:** Vote on plan and letter of support

#### Project Description:

Washington Mutual Bank is likely to remain on the bottom level, comprising 11,325 square feet of space in the 73,291 square foot building. The 8-story building, w/ basement, is 125 feet tall. 56 residential units are planned for levels 2 - 8.

Mr. Rosenheim stated that the existing building is deteriorating, and is 72% vacant with old construction (c1961), the layout of which does not suit the current market. The plan is to maintain the existing "footprint" of the building but maximize the space above the first level through the addition of 56 residential units. Additional height will be added in some areas, but will not exceed the building's height at the current highest point. Solar panels will be added on the south side. The basement will be used for storage for the residential units.

23 parking spaces are planned for the bank. 2 spaces (tandem) + ½ space for guests (not tandem) are planned for each residential unit. It is not known at this time whether they will be condominiums or apartments.

No landscape plan has been created, nor is in development. Mr. Rosenheim stated that trees are not planned at this time because of the uncertainty of the plans for the remainder of the property. The larger development, about which Mr. Rosenheim has previously presented (removing parking lot and putting up additional buildings), is on hold.

The owner has agreed to make a \$50,000 "give back" to the City, which will be ear-marked for our Community, and used towards a median at the intersection of Lankershim and Riverside.

**Motion (R. Blight):** *That the GTLNC Planning Committee supports the adaptive re-use request, to include the development of 56-unit residential units in the "Washington Mutual building," located at 4445 Lankershim Blvd., and known as 10850 W. Riverside Drive, as presented by Mr. Rosenheim.*

**Second (S. Appleton) Vote: Yes: 2 No: 2**

**b) Hacienda Paraiso 10717 W. Riverside Drive  
Case #ZA-2006-5371-(CUB) (ZV) Request for a (CUB).**

**Presenters: Jairo and Patty Gamba  
Owners: Jairo and Patty Gamba  
Request of Committee: Vote on plan and letter of support**

**Project Description:**

Restaurant with full line of alcoholic beverages. Jairo and Patty Gamba. Request will be slightly modified, although applicants produced lease agreements for neighboring medical office for 5pm until 10pm parking in their lots, city has requested that they reduce the sq. footage of restaurant to work with the existing 10 parking spaces

**Nature of Request:**

The owners have not been able to satisfy the City's requirement for parking, and the owners have been asked to reduce their parking spaces from 18 to 10. They have done so by reducing the seating capacity of the restaurant from 50 to 42 and the total square footage of the restaurant from 1,800 to 1,200.

**Motion (M. Weisler): That the GTLNC Planning Committee support the owners' plan for the project located at 10717 W. Riverside Drive, through the following steps: (1) Reduce seating capacity from 50 to 42; (2) Reduce parking spaces from 18 to 10; and (3) Reduce the restaurant's square footage from 1,800 square feet to 1,200 square feet.**

**Second (M. Weaver) Vote: Yes: 4 (unanimous) No: 0**

**c) 10601-10623 Riverside Drive-Toluca Lake Florist**

**January 18<sup>th</sup> tentative schedule** for historic cultural group to review and do a site visit of the Bakman House. Full hearing to follow in February pending decision of Historic status. ): No more information is available at this time. Historical designation is pending.

**d) 10347-10407 Magnolia-Toluca Terrace area**

The hearing on the 42-unit development will be on January 16 at 9:30 at the Marvin Braude building in Van Nuys. Community residents plan to circulate a petition to neighbors, as they did for the prior development in the area, which articulates their concerns and requests of the developer.

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

**4440 Talofa**

**Case # TT-64747** Proposed 4 story 8-unit apartment/condo over basement parking. B.M.I. Ben Manesh.

Community residents Frank Banyai and his wife expressed great concern about a planned development at 4440 N. Talofa (near Trader Joe's on Riverside Drive). The zoning is R-3. The plan is to develop a 4-story condominium building (45 feet in height) with 8 units, including a 10 foot deep excavation for underground parking. The owner is Bellalily LLC (Daniel P. Masterson, DMI Associates, ViviTech, Inc. a civil engineering company). Mr. Banyai's concerns include the excessive height of the building vis-à-vis one-story homes, privacy, and construction activities. He will organize his neighbors and continue to investigate. The Planning Committee recommended that he talk with the Toluca Terrace neighbors, who have been very active in advocating for their concerns and needs while facing extensive development in their community, to discuss strategies.

**4. Follow-Up from previous Planning & Land Use Meetings**

**a) 4519 Clybourn**

5 stories, RAS-4 developers requesting ZONE CHANGE to Residential Accessory. 1<sup>st</sup> Re-draft of proposal for (2)-two story levels of condominiums over proposed mixed use Retail Stores. Darryl Fisher, land use consultant & Randy Morris, architect.

**b) Universal Backlot Expansion**

3,000 new residences, plus RAS-3/4, Expanded Theme Park and Retail Stores and Restaurants.

**c) 10313-10323 Woodbridge Review**

No determination yet regarding the over-in-height walls at Niles Naomi's Woodbridge project (at Arcola).

**d) 10141, 10146 & 10417 Riverside Drive-Lucy's 51**

**Application #2006000411.** Notification of Proposed Sidewalk Dining.

Valley District Engineer, Michael E. Kantor received at GTLNC Nov. 30<sup>th</sup> meeting. The Bureau of Eng. has made a preliminary determination that the proposed encroachment meets the requirements for issuance of sidewalk dining permit. If you wish to appeal, the time has passed. Contact J. Luis Pulido at (818) 374-4621.

**e) 4700 Cartwright Ave.**

Over in height front yard wall. Enrique

**5. Meeting Close**

**Next Meeting      February 8 2007 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)**