

Planning Committee Report - Sheryl Appleton
February 11, 2006

10601 Riverside Drive thru and including 10623 Riverside Drive.

Presentation by Josephine Benevenista and her brother Joseph Cohen and their architect, and entitlement consultant, Ron Cargill. Proposed plan for a 5 story building with parking ingress and egress approx the center of the full block, on Riverside Drive.

- Sketches of proposed project include the full block from Riverside and Cahuenga where the Toluca lake Florist Shop is to and including the 2 story Spanish building at Willowcrest and Riverside. "Contemporary" design (owners choice).
- Currently zoned C-2IVL - which "by right" could have 106 new apartments built (with no guest parking) @ R-4 Density Bonus has asked for a Zone Change to RAS (Residential Adaptive Reuse).
- The RAS zoning would allow approx. 50 feet of height vs. R-4 zone which would allow for 45 feet of height.
- Requesting 82 units of residential apartments and 13,327 sq feet of Retail Commercial Space. R-4 allows for 3 times the buildable lot.
- They plan on 64 one bedroom units - approx 724 sq. feet 18 two bedroom units- approx 1685 sq. feet.
- Plan is to provide 192 parking spaces on 2 subterranean levels for residential, 81 each floor. Commercial parking code requires 54 spaces.
- They would like to include a new flower shop for Toluca Lake Florist.

Committee Input:

- Stressed the importance of adequate parking for the structure, and reviewed the proposed
- Discussed impact to the intersection at Riverside and Cahuenga, (numerous accidents) and Could take up to 2 years for the left hand turn arrows to be installed at that intersection.
- Discussed the impact of blocking the views of the Willowcrest and Sarah residents to the north of the 134 freeway.
- Discussed allowing for more green space since there is currently a large lawn where the Spanish house (office bldg) is and the old Christmas tree lot

Motion:

Take project to the GTLNC and OPPOSE the zone change on the basis that it would be setting a precedent in our area where other commercial projects are limited to 2 stories.

Fences, walls and Hedges Voted to oppose anything out of code in this area. Roy Disney recommended an ICO for the walls.

Community Plan Discussed revising for our area, and condensing the parts of the 2 plans we are currently in to encompass the whole of the GTLNC area. Roy Disney and Richard Bogy mentioned that we have a commercial overlay plan, but it currently has nothing in it.

Next meeting is March 16th -LAPD Conference Room located at 11640 Burbank Blvd.