

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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**Planning & Land Use Committee Meeting**  
**MINUTES for: Tuesday, February 12<sup>th</sup>, 2008 at 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:** 6:40 P.M.

**Attendance:** R. Blight, Co-Chair; S. Appleton, Co-Chair; M. Weaver, Recording Secretary; C. Hervey-Collins; G. Klow;

**Absent:** R. Disney, **Excused Absence:** Dexter Conner

**Guests:** Patty & Jairo Gamba, D'Cache Restaurant, David Depauw, Liz Jacobson, Mark Armbruster, William & Nancy Denton, Bridget Oberlin, Rich deMichele

**Motion:** to Approve January 2007 Minutes.

**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

**10623 W. Riverside Drive Toluca** 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.

The Bakman House will be moved and stored temporarily in order to develop the property while preserving the historic cedar tree. The owner still hopes that the house will become a restaurant with outdoor patio.

The proposed mixed use building will be 6 stories high (63', 6"), with 14,400 square feet of retail space on the bottom level, and 68 apartment units above. There will be 190 parking spaces. The retail space will include space for the Florist, in addition to four other businesses.

The Committee expressed appreciation for the "give and take" nature of the process, which has included a substantial revision of the proposed architecture in exchange for permission to build the first "Mixed Use" project in the GTLNC area.

**Motion:** (4 "yes"; 1 abstention) - to approve a zoning change to RAS – 4 with height variance to include conditions as presented. Mr. Armbruster will provide a draft of the conditions for the Council's review. Once reviewed, these conditions will be included in a letter to the LA City Planning Department to ensure they are carried-out.

**4663 Cahuenga Blvd. Old business, new Project. Case No. TT-68306** David DePauw. Presenting. Nick Kazem, Engineering Firm, Jonathan Razbannia (818) 339-7810 contact number... Request for tentative tract map to build 8 residential condominiums and get a Tentative Tract map for 8 units approved by the city, and the GTLNC. Owners. Liz Jacobsen and David DePauw. Hearing scheduled for February 7<sup>th</sup>, 2008 prior to the planning committee meeting... not valid notifications and not 500 ft neighbors notified. continued until March 31<sup>st</sup> 2008.

Owner presented a draft plan for duplexes which will abut R-1 properties on the backside of the property, with 4 units facing the R-1 properties. During a prior hearing before the LA City Planning Department, neighbors living on adjacent properties presented their most significant concerns to the owner. After much discussion, the Committee request that the owner present his revised plans which mitigate the neighbors' concerns to the greatest extent possible during the March Committee meeting.

**10719 W. Riverside Drive D'Cache Restaurant** Condition Use Permit reissue with corrections, old Case No. **ZA-2006-5371 - CUP** Request to reissue existing conditional use permit based upon new square footage dimensions of restaurant. (213)229-4300 CLR Enterprises.

The Land Use Consultant presented the list of conditions that are currently on the property along with a request to mitigate several of the conditions, resulting in, among other changes, use of outside patios, alcohol service on outside patios, extended operating hours, and "happy hours." M. Weaver requested time to visit the site in order to consider the removal of the requested conditions vis-à-vis the proximity of the restaurant to residential properties, pointing-out that such changes remain on the property even if the current owners sell it.

**Motion:** (4 "yes"; 1 "no") – To modify conditions on the property as presented and to allow the use of the facility as presented in Exhibits A & B.

**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 update

**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 update

**Update on Southeast Valley Joint Town Hall Meetings** between the MIDTOWN NOHO, Valley Village and Studio City/Valley Glen Neighborhood Councils and Greater Toluca Lake Neighborhood Councils tentative set for Thursday evening February 28<sup>th</sup> at 6pm at Beverly Garland Hotel, 4222 Vineland Avenue, and Studio City. Purpose of this meeting is to coordinate with all our areas how to best deal with several of the large projects planned for our communities. MTA/NBC/UNIVERSAL (Studio City, Toluca Lake and North Hollywood, ARTWALK East and West, Snyder and Lowe's, May Company and Valley Plaza (Midtown NOHO) and a project in the Valley Glen area of North Hollywood/Valley Glen areas

Discussion ensued regarding the scope of the project and the feasibility that it the Meeting can be held as scheduled.

**Motion:** (5 "yes") – to postpone the Town Hall Meeting until March.

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

**10431 Magnolia Blvd.** comments from stakeholder.

**4. Close Meeting**

**Next Meeting TUESDAY, March 11th, 2008 6:30 p.m.** 11640 Burbank Blvd. North Hollywood Police Station Conference Room