

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
Agenda for: Thursday, March 8, 2007 6:30 PM
11640 Burbank Blvd. NoHo Police Station-Conference Room

1. Meeting Opening / Call to Order

Start Time/Attendance/Motion regarding Minutes:

All items may include possible motions and votes

** indicates invited, but not yet confirmed

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

▪ **Toluca Lake Florist Project**

Motion to rescind the GTLNC's previous support of the Toluca Lake Florist project as it had been presented, due to the Cultural Heritage Commission's determination that 10623 W. Riverside Drive has been declared of historic significance. Request to have the applicants work with the community to find a proper use for this property, and a revised plan for Toluca Lake Florist

▪ **CDO- (Community Design Overlay Update on progress. Gene Klow**

7:00 pm4663 Cahuenga Blvd. Case # TT-68306, ENV-2007-506-EAF**

8 Unit Condominium Project replacing a single family home on 2 lots (+18-20 parking spaces)

Requested: Tentative Tract Map Proposed 8 unit condominium project adjacent to single family homes -**

Nick Kazem, Civil Engineer for owners. Currently this is a single family residence on 2 lots

****10057 W. Riverside Drive, application for Conditional Use Beverage (full line of alcoholic beverages)**

Sebastian Di Modica .. No hearing date set

****4519 Clybourn- (behind Paty's) Randy Morris and Darryl Fisher representatives for "The Burbank Boyz"**

Case #: APCSV-2006-481-ZC-ZA, ENV-2006-486-EAF, VTT-65346

Darryl Fisher, land use consultant & Randy Morris, architect.

Request:

Project Description:

RAS-4 (mixed use) project which comprises 2 stories of condominiums over retail stores. The northern of the 2 proposed buildings (nearer the freeway) will include 4 stories of condos over retail, for a total of 5 stories. The southern building (corner of Mariota and Riverside) would be "stepped back" with 2 stories over retail nearer the street, and 3 stories at the back of the building. The front building would not exceed the height of the "Johnny Carson" building at its highest point (this building will remain). 2 of the existing businesses will stay and there might be 1 additional business due to more space resulting from the developed property.

They have reduced the number of condominium units from 86 to 82. There will be 244 parking spaces (2.5/unit + commercial parking @ 5 per 1,000). It has been proposed that the Committee come up with a suggested "give back" to the community, with which Mr. Fisher expressed agreement. (smart crosswalk immediately necessary).. another traffic accident at that crosswalk on Monday February 19, 2007, in which the LAPD and LAFD were called.

FYI4440 Talofa – outcome of Hearing held February 27, 2007 at 11:00 am, Marvin Braude Bldg. Van Nuys**

Case # TT-64747 ENV-2006-3663-MND Contact: B.M.I. Ben Manesh ,(civil engineering firm)

Awaiting outcome of City of L.A. Planning Dept. hearing

The owner is Bellailily LLC (Daniel P. Masterson, DMI Associates, ViviTech, Inc. a civil engineering company). Bellailily LLC, property owners, Representatives from the GTLNC, Toluca Lake Chamber of Commerce, Trader Joes's on site manager, the Discovery Shop, and about 30 residents showed up to oppose the project at the hearing. The outcome of the hearing and conditions will be received by those attending within 10 days of the hearing. We do know that applicant will be required to have no south or east facing balconies, that the parking requirements shall be increased to 2.5 per unit, and the limit of the height will be 3 stories, however, exact height was not designated at the hearing. (as I understood the hearing officer).

Project Description: requested

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. Mr. Manesh and Michael Walker presented details about the project. There will be 2 parking spaces (tandem) per unit + 2 spaces for guest parking. 4 units face Talofa; 4 face Mariota. Ingress/egress is on Talofa.

FYI- 10623 W. Riverside Drive-Toluca Lake Florist/Bakman Cultural Heritage Commission Hearing: Update – Roy Disney/Richard Bogy/Terry Davis

February 15th hearing determined that indeed, the Bakman House at 10623 W. Riverside Drive does have significant historic value and voted to support the GTLNC in protecting that property. More information will be added as we receive it.

FYI -4700 Cartwright Ave Case # ZA-2006-10304-ZAA-

Over-in-height front yard wall. Pedro Enrique Lopez, applicant/owner. Applicant did not show up for hearing. No information

Motion: for fence variance at 4700 Cartwright Ave sent to GTLNC on February 20, 2007.

FYI -10313-10323 Woodbridge Review, various Case #'s

We received the ruling on this case on 2-8-07. The Zoning Administrator basically approved the over in height walls, fences, gates and pilasters. He imposed additional terms and conditions, the only one of material importance was to require that the front gates at 10317 be set back far enough to allow an 8' by 20' "box" in front of the gates but off the public right of way. This will require Mr. Miami to rebuild his front gate area quite extensively.

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

- **April or May meeting. Toluca Lake Carwash- Nadia Dunn consultant
10515 Magnolia Blvd, proposed 100 unit multi residential over retail**

4. Follow-Up from previous Meetings or FYI

- **10311 Magnolia**-Toluca Terrace area Hearing pending.
- **Universal Backlot Expansion – working group met today at NBC Universal- Roy Disney - update**
3,000 new residences, plus RAS-3/4, Expanded Theme Park and Retail Stores and Restaurants.
Meeting held at Honey Baked Ham, 01/23/2007, with Councilmember LaBonge for the Toluca Lake Homeowners Association.

5. Close Meeting

Next Meeting April 12, 2007 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)

Neighborhood Council Meeting Agendas are posted for public review: Discovery Shop bulletin board on west wall, Ramsey-Shilling Real Estate, 10205 Riverside Dr.; Toluca Lake Car Wash, 10515 Magnolia Blvd.; North Weddington Park Recreation Center-Bulletin Board; North Hollywood Public Library, as well as on the GTLNC Web site www.gtlnc.org and publication in the *Tolucan Times* Newspaper when time permits.

As a covered entity under

Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72-hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator Taneda Larios at 818-374-9892, Toll-Free (866) LA-HELPS, or email taneda.larios@lacity.org.

Process for Reconsideration: Any person or group adversely affected by the decisions or policies of the GTLNC may file a written grievance with the Council. The Council shall then refer the matter to the Grievance Committee. Persons who wish to claim a grievance may do so by communicating with any member of the Grievance Committee, and the Grievance Committee shall invite the person claiming a grievance to present arguments and evidence, which may include testimony, to the committee. The Grievance Committee shall act to hear a grievance within thirty days of the initial communication and shall prepare a report and recommendation to the GTLNC to present at its next meeting, or at least no later than the following meeting. The Grievance Committee may on its own volition, communicate its findings directly to the Department of Neighborhood Empowerment (DONE) in addition to reporting to the Governing Board. The Governing Board shall include Grievance Committee reports in its agenda and shall hear the reports in a timely manner as describe above. Any aggrieved stakeholder has the right of appeal to DONE any decision by the GTLNC. This grievance process is intended to address matters involving procedural disputes, e.g., the Council's failure to comply with these Bylaws, or its failure to comply with the City's Charter, the Plan, or local, State or Federal law.