

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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

1. Meeting Opening / Call to Order

Start Time: 6:45 pm
Attendance: Sheryl Appleton, Reyn Blight, Michael Weisler, Claire Collins, Gene Klow
Absent: Benjamin Aiken (excused), Mary Weaver (excused), Roy Disney (excused), Betsy Mogul (unexcused)
Dexter Conner (excused)
Guests: Sebastian di Modica
Move: to Approve February 8, 2007 Minutes.

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

▪ **Toluca Lake Florist**

Motion: to recommend that the GLTNC rescind its 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, that the property remain in its present location and condition, and prepare a revised plan for Toluca Lake Florist site.

Moved and Seconded. Vote: Motion Passes (4-0-1)

▪ **4663 Cahuenga Blvd., 8 Unit Condominium Project replacing a single family home on 2 lots**

Case # TT-68306, ENV-2007-506-EAF

Presentation Cancelled – not ready to present

▪ **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 Permit (full line of alcoholic beverages)**

Sebastian's Restaurant

CUP Hearing Date: March 30, 2007 at 8:30am at Marvin Braude Building, 6226 Van Nuys Blvd.

Owner Sebastian Di Modica made a presentation regarding the building and the restaurant. Restaurant has been operating at site for 2 years and four months, and currently has a beer & wine license. Has purchased a full liquor license from lottery – license is in the name of himself and his wife, and will travel with them personally (is not tied to the location).

Motion: to recommend that the GTLNC support Sebastian's request for a Conditional Use Permit for on-site full liquor license issued to owner.

Moved and Seconded. Vote: Unanimous in favor (5-0)

▪ **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.

Behind Paty's Project - not Discussed except in conjunction with Sebastian's owner's expressed interest in staying at that location once the project is finished

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

Hearing scheduled for April 9th, at 10:00am at the Marvin Braude Bldg., 6262 Van Nuys Blvd., and Van Nuys

Contact: B.M.I. Ben Manesh, (civil engineering firm). 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 Joe's on site manager, the Discovery Shop, and about 30 residents showed up to oppose the project at the hearing.

Project Description:

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.

Motion: to recommend that the GTLNC support the downzoning of all five parcels zoned R3, south of the all south of Riverside Drive, between Sancola and Clybourn.

Moved and Seconded. Vote: Unanimous in favor (5-0)

FYI

- **10623 Riverside Drive-Toluca Lake Florist/Bakman Cultural Heritage Commission Hearing:** Update (Discussion ensued with Gene Klow and Reyn Blight contributing)
 - 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.
 - Waiting on City Council to vote on Cultural Heritage Commission's historical designation
- **4700 Cartwright Ave Case # ZA-2006-10304-ZAA-**
 - Over-in-height front yard wall. Pedro Enrique Lopez, applicant/owner.
 - Motion: for fence variance at 4700 Cartwright Ave sent to GTLNC on February 20, 2007.
 - No information, applicant didn't show up for his hearing
- **10313-10323 Woodbridge Review, various Case #'s**

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

- **10515 Magnolia-Toluca Lake Carwash**
Proposed 100 unit multi residential over retail. Set for April or May Planning & Land Use meeting.

4. Follow-Up from previous Meetings or FYI – Not discussed, no new information

- **10301-10311 Magnolia Blvd.**
No new information. Apartment permit still valid.
- **CDO- (Community Design Overlay)** Update on progress. Gene Klow
- **Universal Backlot Expansion**
 - Working group meeting tonight (March 8, 2007).
 - 3,000 new residences, plus RAS-3/4, Expanded Theme Park and Retail Stores and Restaurants.
 - No new information at this meeting

5. Close Meeting 8:45

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