

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
MINUTES for: Tuesday, March 11, 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: 6:35 P.M.
Attendance: S. Appleton, Co-Chair; R. Blight, Co-Chair; M. Weaver, Rec. Secretary; Claire Harvey Collins; R. Bogy; G. Klow; E. Weyenberg
Absent: D. Conner; R. Disney
Excused Absence:
Guests:

Motion: to Approve February 2008 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

Discussion ensued regarding how the Committee can be better-prepared for presentations by developers. This might include requests of developers to provide information in advance of meetings and an official statement by the Committee as to our preferences (e.g., conditions under which variances may be granted; checklist of what makes a "good" development) which could be shared with presenters in advance of meetings.

Review of February 28, 2008 - 5 Neighborhood Council Planning Town hall and General Discussion (15 min)

R. Bogy reported on the event. Approximately 500 people were in attendance. The Planning Department was not represented. The Universal/MTA site will comprise 7 million square feet of development (commercial, residential, hotel). The issue of utilizing public land and public money for private development continues to raise questions.

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. Meeting with John Kalinski.. and proposed timeline for CDO input (10 min)

G. Klow reported that a consultant has been retained and a "walk around" of the area selected for the first "CDO" (i.e., the Village) is scheduled for Saturday, March 15, at 1:00 P.M., beginning at Councilmember LaBonge's field office. The public is invited to participate and submit their suggestions.

4663 Cahuenga Blvd. Old business, new Project. Case No. TT-68306

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 7th, 2008 prior to the planning committee meeting... not valid notifications and not 500 ft neighbors notified.. continued until March 31st 2008?

Reschedule of new hearing? When? Meeting with the neighborhood on March 6, 2008 at 5pm at Councilman LaBonge's office. Members of the community met to discuss with the developer and owner their preferences for the planned units. Chief among the concerns are the 4 rear-facing units. The first floor will be 6' above ground due to parking and the height of the building will be 30' (or more).

Motion: The Committee should send a letter to the zoning hearing officer (Mr. Young) and the Planning Administrator listing those items that need to be met to the satisfaction of the community in order to gain the support of the Committee.

5110 -5114 Cahuenga Blvd. letter to Hearing officer – and Hearing March 4th 2008 at Braude Building

John Moskal - Reyn Blight (10 min)

The letter from the GTLNC opposing the development was presented during the hearing. A continuance has been granted.

Toluca Lake Florist Conditions prior to writing letter of approval for RAS -4 zone change... Mark Armbruster (5 min)?

Mr. Armbruster has not yet submitted promised documents. S. Appleton will contact him.

FYI-NBC/Universal Backlot Expansion - Waiting for DEIR report. Planning a Town Hall meeting after that for community update. Roy Disney or Terry Davis or Richard Bogy? (10 min)

R. Bogy reported that the “working group” has been increased to include appropriate professionals, such as attorneys. The “working group” has requested a copy of the MOU b/w Universal and MTA which includes the “right of first offer.”

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

None to report.

4. Developer Presentation Calendar (Please forward proposed dates to Terry Davis for the GTLNC Master Calendar)

None to report.

5. Close Meeting

Next Meeting TUESDAY, April 8, 2008 6:30 p.m. 11640 Burbank Blvd. North Hollywood Police Station Conference Room