

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
MINUTES for: Tuesday, April 8, 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: 6:45 P.M.

Attendance: R. Blight, Co-Chair; S. Appleton, Co-Chair; M. Weaver, Note taker; Richard Bogy; Claire Harvey-Collins; Eric Weyenberg; G. Klow

Absent: D. Conner; R. Disney

Excused Absence:

Guests: D. Mensman, Councilmember Tom LaBonge; Liz Jacobsen; David DePauw; John Moskal; Rhoda Lambert; O.L. Lambert; Michael Zimbrich; Philip Dagort; Frank Banyai

Motion: to Approve March 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

4663 Cahuenga Blvd. Old business, new Project. Case No. TT-68306 – New Hearing April 17th, 2008 9:15 am Marvin Braude Building, 6262 Van Nuys Blvd., 91401, email to dave.silverman@lacity.org for comments regarding this project

Nick Kazem, Engineering Firm, (818) 339-7810 contact number... Request for tentative tract map to build 8 residential condominiums with 16 parking spaces + 2 guest parking spaces and get a Tentative Tract map for 8 condominium units approved by the city, and the GTLNC Owners. Liz Jacobsen and David Depauw.

Ms. Jacobsen and Mr. Depauw presented revised architectural drawings which included several changes made to the project in response to the community's concerns, including moving the rear-facing balconies to grade level; an 8' wall between the properties; some smaller windows; higher windows; and removing the French doors. Community members in the audience expressed appreciation for their efforts but remain very concerned about the failure to address their primary concern – the rear-facing units – the primary concerns being loss of property values for the single family residences and the "disharmonious" nature of the proposed building vis-à-vis the other residences in the community.

R. Blight polled the Planning Committee members, all of whom expressed continued support of the previous motion of the GTLNC, which is to withhold support of the project unless and until the community is satisfied.

Toluca Lake Florist - & Bakman House....Mark Armbruster to present a list of conditions for **Toluca Lake Florist** letter of approval for RAS-4 zone change... Mark Armbruster, or designated appointee. Conditions to be agreeable to the full GTLNC

Mr. Armbruster has not yet submitted the conditions in spite of several reminders by the Planning Committee. The Committee will send a letter to Mr. Armbruster which requests a copy of the conditions within 10 business days or risk losing the support of the Committee for the project.

CDO (Community Design Overlay) Saturday, April 5th, 2008 at 10:00 am.

Members of the Riverside Drive business community, Garden Club, Toluca Lake HOA, Toluca Lake Chamber of Commerce and GTLNC met at Councilman LaBonge's office to walk around the areas of Riverside Drive from Clybourn to Sencola, (North and South sides) with the Planning Consultant, to give input as to what they feel is appropriate for the future building guidelines for the Community Design Overlay.

A "walk-around" with our "CDO" consultant, John Kaliski, took place as scheduled. Several community groups were represented as were a number of community members. Mr. Kaliski will present a written report in the near future that includes the community's input as well as pictures that were taken during the walk-around.

5110-5114 Cahuenga Blvd. letter to Hearing officer – and Hearing March 4th 2008 at Braude Building
John Moskal - Reyn Blight (10 min)

D. Mensman reported that the neighbors suggested that the project has been reduced in size from 8 to 6 units and that the owners move the set-back to be even with the homes along the east side of Cahuenga.. The developer stated that he would not reduce the number of units, because it was not cost effective.

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)

The DEIR (draft Environmental Impact Report) for the MTA portion of the development is now scheduled for release in late May or early June, and for the Universal portion of the development in mid- to late summer. The Working Group continues to meet and will be hold fundraisers to hire consultants to protect the community's concerns.

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

Signs in the Community: M. Weaver raised concern about a sign located on the business at the corner of Lankershim and Aqua Vista which advertises "how to pick up girls." The property is owned by Dr. Paladian who does business in the community and is a surgeon at St. Joseph's Hospital.

D. Mensman offered to ask Building and Safety to inspect whether the sign is to code but stated that the content cannot be challenged due to First Amendment rights. C. Collins asked about the sign which advertises psychic services on Cahuenga near Camarillo. D. Mensman stated that neon signs are not allowed in residential communities.

4. Close Meeting

Next Meeting TUESDAY, May 13 , 2008 6:30 p.m. 11640 Burbank Blvd. North Hollywood Police Station Conference Room