

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
AGENDA for: Thursday, April 12, 2007 6:30 PM
11640 Burbank Blvd. NoHo Police Station-Conference Room

1. Meeting Opening / Call to Order Start Time: Attendance: Absent: Guests:

Motion: to Approve March 5, 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

*Indicates Presenters are Confirmed

3. New Business presentations

- ***5205 W. Clybourn/aka/10301-10311 Magnolia Blvd. Case #'s TT-67526 and ENV-2007-1564-ENV** report dated 4/3/07 lists application for 40 condominium units address changed from 10301 Magnolia- requesting condos instead of apartments/ Darryl Fisher and Randy Morris (entitlement consultant and architect)
- ***St. Charles Borromeo Multi Purpose Building, 4419 Lankershim Blvd, at Moorpark**
- **Case # ZA-2007-9913-ZAD, ENV-2007-9912-EAF**
Contact: Cecilia Galdones -(626) 796-8230 -KKE Architects, 4th floor, 525 East Colorado , Pasadena 91101
- ***Toluca Lake Carwash 10515 W. Magnolia. -No Case No. -YB Development, Boaz Miodovsky, developer,**
This project does not include the vacant lot at Northeast corner Strohm and Magnolia

4. Old Business Projects:

FYI 4440 Talofa Update Downzoning hearing scheduled

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

Contact: Michael Walker from Bellailily LLC, representative for property owners, TT-64747, ENV-2006-3663-MND,

This is a hearing referring to Councilman LaBonge's request to downzone 5 parcels along the south side of the alley south of Riverside Drive, including Clybourn, Ponca, Talofa, and Mariota and Sancola?

4440 Talofa

Project Description:

3 or 4-story condominium/or apartment 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 2.5 parking spaces per unit per previous hearing + 2 spaces for guest parking. 4 units face Talofa; 4 face Mariota. Ingress/egress is on Talofa. **Update prior to Hearing on April 9th: Meeting with Renee Weitzer on April 3, 2007 to try to reach a compromise with the developers to 30' and 6 units, with no rear facing balconies or oversize windows facing south side of Talofa and Mariota to the east. Builder wants access for parking at Talofa (not the alley proposed by DOT)**

Toluca Lake Florist – Beneveniste Family

10601-10623 Riverside Drive-Toluca Lake Florist/Bakman – Letter was sent from GTLNC to rescind our support of the previously presented RAS-4 apartment over retail project,

Unfortunately the wrong address may have been listed on the letter to Planning... as 10631 W. Riverside Drive . Proper address of Bakman residence is 10623 W Riverside Drive

- Sebastians Restaurant -Case #ZA-2007-0261 - 10057 W. Riverside Drive, application for Conditional Use Beverage Permit (full line of alcoholic beverages) –CUB Hearing Date: March 30, 2007 at 8:30am at Marvin Braude Building, awaiting outcome of the hearing
- 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. Updated plans will be presented to the Chamber of Commerce prior to the Neighborhood Council presentation.

5. Close Meeting Time:

Next Meeting May 10th, 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.