

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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

1. Meeting Opening / Call to Order Start Time: 6:32pm

Attendance: Sheryl Appleton, Co Chair, Gene Klow, Betsy Mogul, Ben Aiken, Dexter Conner
Absent: (excused) Mary Weaver, Roy Disney, Claire Hervey Collins, Reyn Blight
Unexcused: Michael Weisler
Guests: Darryl Fisher, and Randy Morris, Cecelia Galdones, Susan Brown, Tom VonderAhe
Boaz Miodovsky, and Nadia Dunn
Homeowners: Rhoda and OL Lambert, Robert Dickey and Annie Waterman
Motion: to Approve March 5, 2007 Minutes. (not discussed)

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

- **Saturday April 14th, Planning meeting at DWP on April 14th, folks were invited to attend**
- **4636 Cahuenga Boulevard**
 - **Hearing Notice for TT-66398/ENV-2006-8396-CE** for the conversion of 41 existing apartments into residential condominiums with 92 on-site parking spaces on approximately 12,924 new sq. foot zone in R3-1 zone. City contact info: (213) 978-1350 , Address letters to City Planning Dept., Division of Land, 200 No. Spring Street, 7th floor, (Main City Hall)Los Angeles
- Discussion was held about changing Planning Committee Meeting nights to Tuesday, (1st of the month if available at the LAPD conference room, so our meetings don't conflict with Valley Alliance of NC's and GE/NBC/Universal working group meetings.

3. 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

New 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 of apartment permit to be changed to condominiums. Currently under construction, Hearing is thought to be May 19th, 2007, but notices have not gone out yet./ Darryl Fisher and Randy Morris (entitlement consultant and architect).
 - Darryl Fisher, Land Use consultant presented plans and floor plans, and discussed parking ingress and egress also on the alley off of Clybourn between Magnolia and McCormick.
 - Mr. Morris was not available until later in the meeting .with 80 parking spaces plus 1/4 space per unit for guest parking.
 - No one was in attendance from the Toluca Terrace neighborhood, despite notifications by phone previously, no motion or votes were taken. Heights will be 28/ 33' graduating from alley to 44' on Magnolia.
- ****Mr. Fisher and Mr. Morris would like to be put on the May agenda for the GTLNC full Council meeting**
- ***St. Charles Borromeo Multi Purpose Building at Riverside and Moorpark (northwest corner)**
10854 Moorpark @Riverside – Northwest corner
 - Cecelia Galdones made a presentation to build a 1600 square foot recreation/meeting room on the property directly adjacent to Altobelli Jewelers. Height of the building will be less than Altobelli's structure. After the structure is built, the old charity and meeting room will be demolished to make room for more parking spaces. Some discussion ensued regarding the number of parking spaces that they will be short to meet city regulations.

Evidently there are more parking spaces than required when they count the parking lot adjacent to the church school area, however that is on a different parcel south of Moorpark. The design of the new structure will be in keeping with the church and adjacent buildings owned by the Church.

- Planning committee suggested that these presenters come back with the required number of parking spaces more clearly defined, as well as the information they receive from the city including compact and handicapped parking spaces.

Presenters asked to be put on May 15th agenda for Full GTLNC motion and vote

- **Toluca Lake Carwash , 10515 W. Magnolia**
 - Boaz Miadovsky made a presentation for the property that his company is currently in escrow to purchase. The boundaries are from Auckland to Strohm on Magnolia. He is proposing a 6 story zoned change and density bonus (per SB -1818 incentives allowed by the State and City to get a zone change to RAS-4,) plus additional variances to allow for a 65' foot height, (45' is currently all that is allowed in the C2-IVL zone,) 50' is all that is allowed in the RAS-4 zoning, so they would need an additional variance to increase height to 65'.
 - He plans for the ingress/egress to be on Auckland and Strohm (residential access) streets. As he is still in the escrow process, he expects that the closing date will be sometime between May and July, 2007. Committee asked him to come back when he had more information for us, and also when there are property owners present from Toluca Terrace area.
 - 106 live work condominium units, bottom floor commercial, however not to be used for retail sales???
 - His plan is to allow 31% of these units to be affordable housing, based on today's list prices to be approx.\$ 330,000 per unit, allowing for medium affordable income owners
 -
- **CDO- (Community Design Overlay)** Update on progress. **Gene Klow** –sorry, no update was given. My apologies to Gene Klow.. I forgot to mention it.
- **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
 - **Currently this is a single family residence on 2 lots.**

FYI

- **10057 W. Riverside Drive, application for Conditional Use Beverage Permit (full line of alcoholic beverages)_Sebastian's Restaurant** – according to Sebastian, 3 people spoke against the license, stating that the music **CUB Hearing Date** was March 30, 2007 at 8:30am at Marvin Braude Building, 6226 Van Nuys B
- **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 for more parking were discussed by Mr. Morris and Mr. Fisher, and they've asked to be put on the Chamber of Commerce calendar for either next week (April 18th) or May meeting prior to being presented to the Neighborhood Council . They would like to be on the May agenda for the neighborhood council.
- **4440 Talofa Update**
Case #'s TT-64747, ENV-2006-3663-MND
Not discussed. No attendees in the audience from that neighborhood
Hearing was held April 9th, at 10:00am at the Marvin Braude Bldg., 6262 Van Nuys Blvd., and Van Nuys
Contact: Bellalily LLC, property owners, Representatives from the GTLNC, Renee Weitzer and Doug Mensman from the Councilman's office. This was a hearing for the 5 parcels adjacent to the South of Riverside Drive alleys addresses on Clybourn, Talofa, Mariota, and Ponca? Representatives and an attorney from Talofa, and Forman were present to object to the new zone change

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) and the Neighborhood Council/Chamber/ and Hearing that was held for this property

Continuing Items Update

- **10623 Riverside Drive-Toluca Lake Florist/Bakman Cultural Heritage Commission Hearing:** Historic designation for Bakman house confirmed and letter sent to rescind Our support for the re-zoning and apartments over retail as currently proposed. **Unfortunately the wrong address was listed on the letter to Planning... as 10631 W. Riverside Drive . Proper address of Bakman residence is 10623 W Riverside Drive**
- **4700 Cartwright Ave Case # ZA-2006-10304-ZAA- Update**
Spoke with Enrique Lopez to find out that he was approved for the over in height fence in front yard

Close Meeting : 8:35 pm

Next Meeting May 10th, 2007 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)