

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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**Planning & Land Use Committee Meeting**  
**Thursday, May 10, 2007 6:30 PM**  
**11640 Burbank Blvd. NoHo Police Station-Conference Room**

**1. Meeting Opening / Call to Order Start Time:**

**Attending: Reyn Blight, Co-chair, Sheryl Appleton, Co-chair, Gene Klow, Mary Weaver**

**Absent: Michael Weisler, Dexter Conner, Roy Disney (excused), Betsy Mogul, and Ben Aiken (unexcused)**

**Guests: Robert Dickey, Mary Waterman, Christine Farnon,**

**Motion:** to Approve April 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

**CDO - (Community Design Overlay)** Update on progress - **Gene Klow**

Gene described the CDO project, which is to fill in the "shell" of the CDO's which were created several years ago with information. In other words, two CDO's were created but never completed. He also reported on the consultants contacted in an effort to pursue our Community Design Overlay. The "finalists" were The Arroyo Group and Capstone Pine.

The Committee passed six motions unanimously, as follows\*:

- (1) Select The Arroyo Group, located in Pasadena, California, as our consulting firm;
- (2) GTLNC do a CDO study to include the Toluca Lake Village (Clybourn to Sancola on Riverside), Lankershim Corridor (Riverside Drive to Los Angeles River), and Riverside Connecting (i.e., connecting the two existing CDO's from Sancola to Lankershim on Riverside);
- (3) Planning Committee be authorized to create an ad hoc committee to work on the CDO to include the TL Chamber of Commerce, the Toluca Lake Homeowners Association, & Lankershim Village businesses;
- (4) Request that Councilmember LaBonge assign a staff liaison to advise the ad hoc committee.
- (5) That the Planning Committee expend up to \$5,000 to retain services from the Arroyo Group.
- (6) That Councilmember LaBonge allocate \$5,000 or more to support the CDO study.

(\*Sheryl Appleton was informed the following day that the Councilman's office and Planning will not let us hire an outside consulting firm. It must be done through employees of the L.A. City Planning Division, according to Renee Weitzer as communicated by GTLNC President, Terry Davis).

**Old Business**

- **St. Charles Borromeo Multi Purpose Building at Riverside and Moorpark (northwest corner)**  
10854 Moorpark @Riverside – Northwest corner- update on parking spaces

Sheryl Appleton spoke by phone with a man filling-in for Cecelia Galdones, and suggested that the structure they are planning will be smaller than originally intended, and the parking spaces will fulfill the City parking requirements either by re-stripping or by square footage reduction of the new building.

- 4440 Talofa Update and 5 parcel downzoning Update- Frank Banyai

Case #'s TT-64747, ENV-2006-3663-MND, 5 parcel  
Hearing Date May 24<sup>th</sup> 2007, downtown City Hall, 8:30 A.M., postponed to June 28, 2007

- 5205 W. Clybourn/aka/10301-10311 Magnolia Blvd. Case #'s TT-67526 and ENV-2007-1564-ENV  
Darryl Fisher and Randy Morris (entitlement consultant and architect)

Report dated 4/3/07 lists application for 40 condominium units, address changed from 10301 Magnolia. Report also requests the development of condos instead of apartments). Issue postponed until the June 12<sup>th</sup> meeting of the GTLNC Planning Committee.

- Toluca Lake Carwash , 10515 W. Magnolia

Scheduled to close escrow in May 2007, according to Nadia Dunn who works for the developers. They will attend the June 12<sup>th</sup> meeting of GTLNC Planning Committee.

- \*4663 Cahuenga Blvd.

Case # TT-68306, ENV-2007-506-EAF. Elizabeth Jacobsen, David Depauw  
Proposed 8-unit condominium project replacing a single family home on 2 lots, adjacent to single family homes, cancelled, changing architects

- 4519 Clybourn (behind Paty's)

Randy Morris and Darryl Fisher representatives for "The Burbank Boyz"

Case #: APCS-2006-481-ZC-ZA, ENV-2006-486-EAF, VTT-65346.

Updated plans were presented to the Toluca Lake Chamber of Commerce prior to the Neighborhood Council presentation. We have a misunderstanding regarding the actual increase of parking spaces to be provided. Is it 30, 60 or 90 additional, from the original plan? They will attend June 12<sup>th</sup> Planning Committee meeting.

- Toluca Lake Florist

Meeting with Mr. Mark Armbruster, Attorney for Benveniste/Cohen families

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.

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