

**GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE COMMITTEE MEETING  
11640 BURBANK BLVD., N. HOLLYWOOD (LAPD CONFERENCE RM.)  
THURSDAY, JUNE 8, 2006**

Committee Members Present: Sheryl Appleton, Chair; Mary Weaver; Michael Weisler

Excused: Reyn Blight

Absent: Roy Disney, Jr.; Betsy Mogul

The Chair called the meeting to order at 6:45 p.m.

Agenda Item #5: 10407 Magnolia Blvd. (Toluca Terrace) re: zone change to place a permanent “Q” condition on properties along Magnolia Blvd.

Resident Sarah Troy inquired about the status of the requested zone change and next steps to be expected. It has been a year since she spoke with Rene Weitzer, Office of Councilmember LaBonge, about this issue. S. Appleton suggested that she contact Ms. Weitzer to follow-up. M. Weaver inquired whether the zone change will impact existing development.

Agenda Item #2: 11212 – 11222 Camarillo Street (W. Toluca Lake), Case # TT-65362 re: request to build 28 condominiums.

The project was presented by Gary Schaffel, Schaffel Development Co. (builder); Jacque Mashihi (architect); and Marc Fronen (investor).

The proposed project will be built according to Tentative Tract provisions no variances or zone changes are requested. The project will replace 3 small multi-family residences in which there are 10 units. Mr. Schaffel has sent letters to 3 existing residences whose properties abut them to the rear, informing them of the plans.

The building (will be) 45 feet tall and will have 56 parking spaces for owners and 14 for guests. Subterranean parking. A court yard with pond will be behind the building, which is “Spanish style” (stucco with red tile roof). There are balconies facing Camarillo and a 3 on the rear.

M. Weaver inquired about the impact on pedestrian traffic. According to the presenters, the nearest pedestrian crossing is 1.5 blocks in either direction. M. Weisler expressed concern about impact on automobile traffic. As a resident who lives near the proposed project, he would like 4-way stops to be added to some intersections due to the speed of cars on Camarillo.

M. Weaver and S. Appleton expressed concern about the building design. Mr. Schaffel invited the committee for an escorted visit of his building at 4601 Coldwater (at Sarah), which he describes as being most similar to the proposed project. S. Appleton will schedule such a visit to fit her schedule, and inform the rest of the committee about the selected time and date.

There is no hearing date yet scheduled before the city planning department but it is anticipated that it will be in July or August.

S. Appleton adjourned the meeting at 8:00. The next meeting will be Thursday, July 13 at 6:30 at the same location.