

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
MINUTES for: Tuesday, June 10, 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; G. Klow; E. Weyenberg; C. Harvey-Collins; D. Conner; M. Weaver, Recording Secretary, Bridget Oberlin?

Guests: Christine Farnon, Mary Garcia, Kathy Capps, the lady from Auckland?, some people who left right after I arrived (3), Frank Banyai

Absent: R. Disney

Excused Absence:

Motion: to Approve April 2008 Minutes.

2. New 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

(1) Concern about a 4-story condominium building at **La Maida and Bakman** was presented. The individual was referred to the NoHo Neighborhood Council because of the location of the development.

(2) Alicia Blek presented a problem on **Auckland b/w Otsego and Addison** where a property owner has been in the process of adding to his home for the past "10-15" years. Building and Safety sent out an inspector but has done nothing since that time. Of greatest concern are vehicles, including a motor home and boat, which are on the front of the property and blighting the neighborhood. It appears the owner is living in the motor home during the construction, which might be illegal. It was recommended that Ms. Blek contact the Neighborhood Prosecutor, and that she report back to the Committee whether this suggestion yielded positive results.

(3) Concern about problems on **Kling b/w Lankershim and Cahuenga** was presented. (This project is in the NoHo Neighborhood Council district). Amongst the concerns are the removal of trees for proposed developments, partially-completed projects, and a perception that developers are "punishing" the neighbors for resisting development by failing to maintain their properties attractively.

2. On-Going Business-Public Comment-3 minutes each regarding a project

Behind Paty's Project: 4519 N. Clybourn, (84 unit residential condos and 6 retail condos)

Hearing Date Notice has been received by some residents.. Now July 1st. 2008

APCS-2006-ZC-ZAA, ENV-2004-6243-MND-REC-1, APCSV-2006-481-ZC-ZAA

ENV-2006-486-MND, ENV-ZA-2007-261-CUB. Notice has been published in the LA Times on May 22, 2008 that the MND (Mitigated Negative Declaration) and the Traffic Study have been completed on this "behind Paty's project", indicating an intention to change the zones from P-1-CDO to RAS4 (height limit 50') for a total of (11) parcels of land, immediately adjacent to the north alley behind Paty's restaurant and the IATSE Building, and continuing to the west and south of that Northern alley to Riverside Drive which has been applied for re-zoning as well from [Q]C2-IVL-CDO (height limit 45') to RAS4 and asking for an additional 20% variance for up to 67' in height on all parcels involved in the zone change request . ((EXCLUDING the IATSE building and the Paty's building).

****Comment period is up on June 11, 2008, and the contact person at LACity Planning is Joni J. Quinn (213)473-9964 to**

make an appointment one day in advance to view the files) or to fax your comments to (213)978-4656 prior to June 11, 2008.

After reading the Neg Dec and the Traffic Study letter (both available in PDF form on website www.gtlnc.org) you may make your comments or opinions known. It is the opinion of the City that this project should proceed forward

S. Appleton reported on a special meeting that was held on Monday, June 2 to discuss this project, which is progressing forward as indicated by the submission of a Proposed Mitigated Negative Declaration. The hearing will be held on July 1 at 10:30 A.M. at the Marvin Braude building. Terry Davis, President, GTLNC, sent a letter in opposition to the Proposed Mitigated Negative Declaration on behalf of the GTLNC.

History of Project: The Planning Committee and the GTLNC previously turned-down the developer's request for a zoning change to RAS-4 (mixed use), which allows for commercial use on the bottom floor and residential use on the 2nd and upper floors. Concerns of the Committee and the GTLNC included the type of zoning that was requested, immensity of the development vis-à-vis the neighboring community, traffic concerns, infrastructure concerns including sewers, aesthetic concerns, and potential loss of the post office.

June 10, 2008 Motions regarding 4519 Clybourn:

Motion: (passed unanimously): To oppose the zone change to RAS-4 and the request for a 67' height variance.

Motion: (4-2): To support the project that was presented to the GTLNC on August 14, 2007 if it were to go forward as presented at that time with appropriate mitigation of traffic issues. The requested zone change to RAS-4 is not necessary to develop the project as drawn.

4663 Cahuenga Blvd. Case No. TT-68306 (proposed 8 unit condominium project)

The hearing was held, and the determination letter dated May 29, 2008 allows 10-15 days for an appeal to be filed against the ruling of the city of Los Angeles Planning Department and Zoning office. Comments should be directed to:

The appeal letter may be filed by the neighborhood or the developers of record prior to June 9, 2008

General Plan Update meetings to be held on June 12th, 2008 at City Hall 200 N. Spring St, LA Room #1010 from 8:30 to 11:30am and on and June 26th, 2008 at the Marvin Braude Building 8:30am. @14410 Sylvan Street, Council Chamber 2nd floor Van Nuys, California to review the general plan housing element proposed for the City of Los Angeles, This will include SB 1818 update from our City planning department

No report.

CDO (Community Design Overlay) Saturday, **April 5th, 2008 at 10:00 am.** –Update on the meeting Held June 3, 2008 at the office of Councilman Tom LaBonge, 10116 Riverside Drive Suite 200, chaired by Gene Klow and our Land Use Consultant John Kaliski, from Urban Studios LA
“Interesting feedback. Another meeting soon.”

5110 –5114 Cahuenga Blvd. – Update, John Moskal

John Moskal and his neighbors are planning to appeal the decision of LA City Planning Dept. to go ahead with the “small lot ordinance” for 5110-5114 Cahuenga Blvd, and the appeal period is up on June 2, 2008. Petitions will be circulated and all nearby neighbors are being asked to support the decision of the GTLNC to oppose this project as proposed to the Planning committee. GTLNC and GTLNC Planning Committee have gone on record as opposed to this project as being too dense for the area, not in keeping with the character of the neighborhood, and not enough green space or open space and not enough parking. Also opposed to the proposed change in front lot setback available to the small lot ordinance and lack of parking to be supplied with this project.

J. Moskal reported that an appeal regarding a small lot sub-division was submitted. A second appeal is needed for a land variance, which will be filed by Friday. The committee approved Mr. Moskal’s request that a letter be written by the Committee which reflects support for this appeal pursuant to the GTLNC’s prior approved motion to oppose the project as presented. M. Weaver will create such a letter.

NBC/Universal Backlot Expansion – Update – Richard Bogy – TJ Davis

Waiting for DEIR report. Planning a Town Hall meeting after that for community update. - Fire update from ?

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.

The fire on June 1, 2008 brought to light several issues regarding this project, including water pressure problems which occurred during the early hours of the fire.

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

See above, Item #2 (the issues that technically involve Midtown- NOHO NC re: Auckland and Kling)

4. Close Meeting

Next Meeting TUESDAY, July 8 , 2008 6:30 p.m. 11640 Burbank Blvd. North Hollywood Police Station Conference Room