

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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**Planning & Land Use Committee Meeting**  
**MINUTES for :Thursday, June 12<sup>th</sup>, 2007 6:30 PM**  
**11640 Burbank Blvd. NoHo Police Station-Conference Room**

**1. Meeting Opening/Call to Order Start Time: 6:40 P.M.**

**In Attendance: Reyn Blight, Co-chair; Sheryl Appleton, Co-chair; Mary Weaver, Recording Secretary; Claire Collins, Dexter Conner**

**Absent: Michael Weisler, Roy Disney, Betsy Mogul**

**Motion/S/P: Approve May 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.

S. Appleton stated that M. Weisler and B. Aiken will no longer be able to serve on the committee.

**(a) CDO - (Community Design Overlay)**

An ad hoc sub-committee of the GTLNC met with Gail Goldberg, Director of Planning, City of Los Angeles, who assigned Emily Gable (Design Urban Expert) to work with the GTLNC on a Community Design Overlay ("CDO"). They discussed infrastructure issues and Ms. Goldberg stated that the money we've set aside for the CDO might expedite the process.

Ms. Goldberg stated that the City's strategy is to not force developers to exceed parking requirements on their projects in order to "force" the use of mass transit. The sub-committee pointed-out that the necessary infrastructure does not support this idea (e.g., shuttle busses).

She was unaware of the extent to which Burbank has affected our community, e.g., building office buildings because of the substantial tax benefits but not building adequate housing (i.e., housing costs more than it gives back to tax coffers). As a result, people live in surrounding communities but work in Burbank. Burbank has also put in deterrents on their streets (road bumps), which results in more traffic in surrounding communities. Ms. Gable should be in touch within two weeks to arrange a walk-around of the community.

Our committee suggested the possibility of making shuttle busses a "give back" from developers.

**b. Universal Backlot Expansion**

No report

**c. 4663 Cahuenga Blvd. – 8-unit condominium project**

No report. Presentation cancelled.

**The "Spiritual Advisor"** continues to be a problem, i.e., conducting business in a residential area. The City has informed the community that they do not plan to take any action.

**d. Toluca Lake Carwash - 10515 W. Magnolia-No report.**

- e. **5205 W. Clybourn** - 40-unit condominium project  
No report. The project will be presented to GTLNC.
- f. **Toluca Lake Florist**-No report.
- g. **St. Charles Borromeo** - Multi-Purpose Building at 10854 Moorpark (at Riverside)  
Presenters: Cecilia Galdonez and Brian Arial (Architects) and Tom Von Der Ahe (Developer)

Parking has been increased to 7 more spaces since their last presentation. There is a net loss of 40 spaces. They did this by reducing the size of the building by 1,000 square feet. The existing building is 1,600 square feet; the proposed building is now 4,900 square feet.

The purpose of the building is for meetings and to give away clothes and food, which are activities in their existing building. The hours of the existing building are 8:00 A.M. - 4:00 P.M. but “not all week.” A statue of “Our Lady of Hope” might be placed on the corner of Moorpark and Riverside. They will eliminate the existing ingress near Moorpark. They will “probably” leave the gates open, and may increase the height of the wrought iron fence.

The committee expressed concern about the lost parking spaces, pedestrian safety, and inquired whether the church could promote incentives for parishioners to utilize parking on the west side of the church which is under-used.

**Motion/S/P:** *That GTLNC support the project and that the letter include a request that St. Charles Borromeo make effort to mitigate the loss of parking spaces and to promote pedestrian safety.*

- h. **4440 Talofa** – 12-parcel downzoning-No report.

S. Appleton explained that the downzoning hearing on June 28<sup>th</sup> will include additional parcels that have the same zoning issues as the Talofa property . The hearing will be held at 8:30 in the morning in Van Nuys. These parcels were listed on the agenda, and this is hearing is being held in an effort to remedy the transition between the commercial properties along the alleys on the south side of Riverside Drive and the single family homes (usually the 1<sup>st</sup> south of the alley on each of these streets to effect a more responsible transition between commercial and single family residential homes. It was the belief of the council office that these properties were missed at the last community plan update

There was a hearing held with the developers at 4440 Talofa to have ingress/egress off the alley, no rear-facing balconies, and to build 6 (not 8) units, if they should choose to build condominiums instead of apartments.

Public Comment: A guest explained recent activities on Cahuenga which appear to be a renewed effort to make some changes to the Boulevard in selected areas between Magnolia to the north and the “V” at Lankershim to the south

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