

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



10116 Riverside Drive, Suite 200  
Toluca Lake, California 91602  
PHONE 818-755-7674 FAX 818-755-7649  
[info@gtlnc.org](mailto:info@gtlnc.org) [www.gtlnc.org](http://www.gtlnc.org)



## Planning & Land Use Committee Meeting AGENDA for: Tuesday, July 8, 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: Attendance: Guests: Absent: Excused Absence: Motion:** to Approve June 2008 Minutes.

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

**a) July 28<sup>th</sup>, 2008, 10:am Hearing for 10601 – 10623 W. Riverside Drive, Toluca Lake Florist**

Case No. #CPC-2005-8658-ZC-ZV-SPR, Development of 109,748 sq. ft mixed use building, six (6) stories (maximum 72 ft. high), over a 2 level subterranean parking garage. The project proposes 68 residential apartments approximately 15, 541 sq. ft. of commercial use (about 12, 451 sq ft new, and 3,000 adaptive reuse of the historic Bakman House), and 190 parking spaces on a 41, 709 square foot site

**Request:**

1. **a Zone Change from C2-IVL(commercial zone) to RAS4-IVL (Residential Accessory Services Zone)**
2. Zone Variance to permit a 72' high building in lieu of otherwise permissible maximum building height of 50'
3. a Site Plan Review Approval for a project in an increase of 50 or more dwelling units or guest rooms.

GTLNC voted to approve this plan based on many revisions to the original design, the protection of the Bakman Historical home, and trees and green space, and the specific conditions agreed to by the representatives of the project as proposed by Mr. Mark Armbruster.

**b) Behind Paty's Project 4519 N. Clybourn, application for (84 unit residential condos and 6 retail condos)**

**Hearing was held on July 1<sup>st</sup> 2008 at 10:30 am at the Marvin Braude Building. We will discuss the hearing, attendance and future City Planning Commission Hearing to be held September 25, 2008 at 8:30 am at the Marvin Braude Building**

**6262 Van Nuys Blvd., Van Nuys, 91401 Comments were received by Staff Planner: Theodore Irving, Hearing Officer from July 2, 2008 was Jack Chaing .APCS-2006-ZC-ZAA, ENV-2004-6243-MND-REC-1, APCSV-2006-481-ZC-ZAAENV-2006-486-MND, 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 was 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.**

Representatives from Cm La Bonge's office included Renee Weitzer and Doug Mensman, IATSE Western Regional office attorney, Mr. Robert Glushon, John Kaliski, planning consultant, Terry Davis, President, GTLNC, Roy Disney, Toluca Lake Chamber of Commerce, and the applicant Mr. Brandon Varon and his consultant Darryl Fisher, and architect, Randy Morris.

The hearing officer will let us stakeholders who signed in know by mail the outcome of the hearing.

After reading the Neg Dec and the Traffic Study letter (both available in PDF form on website [www.gtlnc.org](http://www.gtlnc.org)) you may make your 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 2<sup>nd</sup> 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.

Motion to rescind the 2<sup>nd</sup> motion made at last month's planning committee and the full GLTNC, pending outcome of City Planning Commission review on September 25<sup>th</sup>, 2008

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.

**c) Toluca Lake Florist Hearing, 10601- 10623 W. Riverside Drive (northwest corner of Cahuenga to Willowcrest)**

**Hearing Date set for July 28<sup>th</sup>, 2008 at 10:00am, Marvin Braude Building, 6262 Van Nuys Blvd., Van Nuys**

**Contact: Kevin Jones, (213) 978-1172 or [kevin.jones@lacity.org](mailto:kevin.jones@lacity.org)**

**Case # CPC 2005-8658-ZC-ZV-SPR –**

1) Request is for Zone Change from C2-IVL to RAS4 ,

2) Request for Zone Variance to permit **72 foot high building in lieu of otherwise permissible maximum building height of 50 feet**

3) Request for a Site Plan Review Approval for a project that results in an increase of 50 or more dwelling units (proposed apartments not condos), or guest rooms. Written communication may be sent to Los Angeles City Planning Dept. Community Planning Bureau, City Hall, Room 667, 200 N. Spring Street, Los Angeles 90012 , or you may review the file between the hours of 8am to 5pm

GTLNC has worked with these owners/developers since 2005, to come to a compromise and save the historic Spanish Revival style Bakman house, along with the landscaping, trees and front yard. GTLNC has voted to support this project with specific conditions

**d) 4663 Cahuenga Blvd. Case No. TT-68306 (proposed 8 unit condominium project) No appeal was filed by the deadline House is currently advertised for lease with a sign out front. Previous tenants appear to have moved out.**

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

**e) General Plan Update meetings were held on June 12<sup>th</sup>, 2008 at City Hall 200 N. Spring St, LA Room #1010 from 8:30 to 11:30am and on June 26<sup>th</sup>, 2008 at the Marvin Braude Building 8:30am. @14410 Sylvan Street, Council Chamber 2<sup>nd</sup> 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.**

**f) CDO (Community Design Overlay) Saturday, April 5<sup>th</sup>, 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.” John mailed a CD of his photographic boards to the GTLNC. A copy can be made for review.

**g) Appeal Hearing for 5110 –5114 Cahuenga Blvd. – July 25<sup>th</sup>, 2008 after 4:30, South Valley Planning Commission**

John Moskal and his neighbors filed and appeal the decision of LA City Planning Dept. to go ahead with the “small lot ordinance” for 5110-5114 Cahuenga Blvd. Notice of the hearing 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 was filed. 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.

**h) NBC/Universal Backlot Expansion – Update – Richard Bogy – TJ Davis**

- 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.**

No new projects have been sited on the Certified Neighborhood Council (CPC notices for the last 3 months)

**4. Close Meeting**

**Next Meeting TUESDAY, August 12 , 2008 6:30 p.m.** 11640 Burbank Blvd. North Hollywood Police Station Conference Room

Neighborhood Council Meeting Agendas are posted for public review: Discovery Shop bulletin board on west wall, Ramsey-Shilling Real Estate, 10205 Riverside Dr.; Toluca Lake Car Wash, 10515 Magnolia Blvd.; North Weddington Park Recreation Center-Bulletin Board; North Hollywood Public Library, as well as on the GTLNC Web site [www.gtlnc.org](http://www.gtlnc.org).

As a covered entity under

Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72-hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator Taneda Larios at 818-374-9892, Toll-Free (866) LA-HELPS, or email [taneda.larios@lacity.org](mailto:taneda.larios@lacity.org).

Process for Reconsideration: Any person or group adversely affected by the decisions or policies of the GTLNC may file a written grievance with the Council. The Council shall then refer the matter to the Grievance Committee. Persons who wish to claim a grievance may do so by communicating with any member of the Grievance Committee, and the Grievance Committee shall invite the person claiming a grievance to present arguments and evidence, which may include testimony, to the committee. The Grievance Committee shall act to hear a grievance within thirty days of the initial communication and shall prepare a report and recommendation to the GTLNC to present at its next meeting, or at least no later than the following meeting. The Grievance Committee may on its own volition, communicate its findings directly to the Department of Neighborhood Empowerment (DONE) in addition to reporting to the Governing Board. The Governing Board shall include Grievance Committee reports in its agenda and shall hear the reports in a timely manner as describe above. Any aggrieved stakeholder has the right of appeal to DONE any decision by the GTLNC. This grievance process is intended to address matters involving procedural disputes, e.g., the Council’s failure to comply with these Bylaws, or its failure to comply with the City’s Charter, the Plan, or local, State or Federal law.