

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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## Planning & Land Use Committee Meeting

MINUTES 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:** 6:40 P.M.

**Attendance:** S. Appleton, Co-Chair; E. Weyenberg; Claire Harvey-Collins; D. Conner; M. Weaver, Recording Secretary; B. Oberlin; G. Klow; R. Bogy

**Absent:** Roy Disney, Reyn Blight

**Guests:** (names from the sign in sheet and Frank Banyai)

**Motion:** to Approve June 2008 Minutes. M/S to approve the minutes

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

- There was a brief update on crimes in the GTLNC area, specifically two burglaries in Toluca Lake (TL).

#### a) Upcoming Hearing July 28<sup>th</sup>, 2008, 10:am a 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 a permissible maximum building height of 50';
3. Site Plan Review Approval for the project.

**Project Background:** *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 voted previously to support this project with specific conditions agreed to by the representatives of the project as proposed by Mark Armbruster, attorney, and Daniel Clinger, architect*

G. Klow reviewed the "Conditions of Approval" provided by **Mr. Armbruster from our previous request, and refined and added to them (at the request of the Committee).** Considerable discussion ensued regarding the request for a zone change to RAS4 due to its precedent-setting nature for the community. Although the Committee and the GTLNC previously approved this project with the zone change, the recent hearing for the "Behind Paty's" project has refueled concern of this new zoning.

It was suggested that two changes be added to the "Conditions of Approval, which are as follows: (1) add language in the beginning of the document about the declaration of the Bakman House as a historical building, citing the specific order and date of the order; (2) add a condition that access to the property on Riverside Drive be an entrance only (no exit).

R. Bogy suggested that documents regarding this development be forwarded to the Historical Society so they are kept informed and can be involved in future hearings.

**Motion:** to approve the revised "Conditions of Approval" as submitted by G. Klow, as amended.

**Motion:** to oppose a zone change to RAS4 and to support any appropriate variances necessary to develop the proposed project as presented in Exhibit A.

It was also decided that these decisions and the revised "Conditions of Approval" be forwarded to **Mr. Armbruster, the attorney,** for the project, as soon as possible.

**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, 6262 Van Nuys Blvd., Van Nuys, 91401 Comments were received by Staff Planner: Theodore Irving/ Hearing Officer from July 2, 2008 was Jack Chaing . Case No: APCS-2006-ZC-ZAA, ENV-2004-6243-MND-REC-1, APCSV-2006-481-ZC-ZAAENV-2006-486-MND.**

**Project Background:** 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 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:** (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.

Notice was 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).

S. Appleton gave a report on the **hearing before the Hearing for this project, conducted by Jack Chaing, Deputy Advisory Agency, at the Marvin Braude Bldg.** on July 1, 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, President, TL Chamber of Commerce, approximately 50 members of the community (many of whom spoke against the project), and the applicant, Brandon Varon, and his consultants Darryl Fisher and Randy Morris, architect. **No decision was made during the hearing. A City Planning Commission hearing was set tentatively for September 25<sup>th</sup>, 2008 at 8:30 am at a Van Nuys location. .**

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

S. Appleton provided an update. No appeal was filed. The house is currently advertised for lease. Previous tenants appear to have moved out.

**f) CDO (Community Design Overlay)**

**Motion:** to request Jon Kaliski/Urban Studio to prepare for and give us information to hold a Town Hall Meeting in the near future and that the GTLNC work with the Outreach Committee to cause said Town Hall to occur.

**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 appealed the decision of LA City Planning Dept. to go forward with the "small lot ordinance" for 5110-5114 Cahuenga Blvd.

**Project Background:** GTLNC and GTLNC Planning Committee have gone on record as opposed to this project because it is too dense for the area, not in keeping with the character of the neighborhood, does not provide enough green or open space, and does not provide adequate parking.

No report.

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

R. Bogy reported that the DEIR is scheduled for release the end of July. 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. The TL Chamber of Commerce will host a Town Hall meeting about the project. They have hired top flight attorneys and traffic consultants to assist the community. They are investigating existing laws, such as two state laws which stipulate that no projects shall be built during water shortages.

**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)

No comments.

**4. Close Meeting**

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