

**GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE COMMITTEE MEETING  
11640 BURBANK BLVD., N. HOLLYWOOD  
(CONFERENCE ROOM, LOS ANGELES POLICE DEPARTMENT)  
THURSDAY, JULY 13, 2006**

Committee Members Present: Sheryl Appleton, Co-Chair; Reyn Blight, Co-Chair; Roy Disney; Mary Weaver; Michael Weisler

Absent: Betsy Mogul

Special Guest: Doug Mensman, Office of Councilmember T. LaBonge

**(1) CALL MEETING TO ORDER**

The Chair called the meeting to order at 6:35 p.m.

**(2) NEW BUSINESS**

**A. Condominium Conversion**

*Address: 10735 W. Bloomfield (@ Lankershim)*

*Issue: Conversion of apartments to condominiums; No variances requested.*

*Owner: Grant Gilmore, (818) 884-6184*

*Hearing Date: None scheduled*

Mr. Gilmore presented his request to convert 6 apartments to 6 condominiums, each 2-bedroom, 2.5 baths. Current tenants will be given the first opportunity to purchase the condominiums, as per regulations. No exterior changes to the building are anticipated. Concern was expressed about the failure of the City to request street widening in front of the property and what might happen to the width of the street in future years if street widening is required of some developers and not of others.

***MOTION: R. Blight, (S) M. Weisler: Approve the request, with a recommendation for street widening. Approved unanimously by the Committee.***

**B. Restaurant Development**

*Address: 10717 W. Riverside Drive (b/w Lankershim and Cahuenga)*

*Issue: New restaurant to be developed with liquor license, adult entertainment, and zone variance.*

*Owners: Jairo & Patty Gamba, (818) 505-1149*

*\*Existing zoning: C-2-IVL*

*Hearing Date: None scheduled*

- Restaurant development is requested for a vacant house which sits in the back of a 2-year old medical spa, which is also owned by Mr. and Mrs. Gamba. The plan is for dinner only (business hours are 6:00 p.m. – 11:00 p.m.), with the possibility of lunch business in future years. The owners describe wanting to attract a “high-end” clientele, and food that is “gourmet with a health emphasis.”
- The owners described their main challenge as parking. They have 10 parking spaces and need 18, as per regulations. There is a dental office immediately west of the building which the owners say is available for use, per the owner of the property, because the dental offices close before 6:00 p.m. All parking will be valet.
- The committee and audience asked questions about the planned location of trash bins and air conditioning units, where deliveries will be made, valet “activity” (e.g. location of the parked cars vis-à-vis restaurant location; valets crossing the street to retrieve cars), and the impact on parking if something changes, such as a new owner of the building in which the dental office is located.
- S. Appleton stated that one of the major concerns she had heard from the community was the request for a Conditional Use Permit for Adult Entertainment (CUX). Mr. and Mrs. Gamba stated their desire is to have a piano bar or jazz trio for which this kind of permit is required.

- Mensman stated that very specific regulations can be written into a Conditional Use Permit to control the type of Adult Entertainment that may operate and the parking requirements. He also stated that the Permit remains with the property (i.e., does not transfer with the business owner).
- R. Blight suggested that the committee continue the matter, pending further investigation and information.

### (3) ON-GOING BUSINESS

Audience member Jackie Sharp expressed concern about the interest from developers to build 5-story, or higher, buildings along Riverside Drive, such as the Toluca Lake Florist property and the property on which the Washington Mutual Bank building is located. She is concerned that a precedent will be established if even one such building is allowed.

**CDO Progress Update:** No report (R. Bogy unable to attend). D. Mensman reported that the next step would be for Bob Sutton, Department of Planning, to make a motion to direct the Planning Department to put together a design overlay. Anything our community is able to do will move the process along more quickly (rather than relying on the City to do everything).

**Planning MOU Update:** R. Blight reported that an MOU will be completed in about three months, which will describe how the Neighborhood Councils and the Planning Department will work together.

**WAMU Update:** R. Disney reported that Sterling Properties LLC bought the property at the southwest corner of Lankershim and Riverside, in which the Washington Mutual Bank is located. The property ends at the Mayberry Car Dealership on the south and medical offices on the west. There is currently 73,000 square feet of commercial space. They plan to have 4, 7-story buildings, including 296 condominiums, with 13,000 square feet of commercial space on the ground floor. They plan 290 parking spaces, which include “double-counting,” (i.e., counting the same parking spaces for business and residential use). 70% of parking spaces are for compact cars; a number are tandem spaces.

**Old Lankershim Village Project:** No report (R. Bogy unable to attend). R. Disney reported that, following a 3-year period of no activity, there is renewed interest in the development of Lankershim Boulevard, and that a meeting of business owners had occurred earlier during the week. Among the possibilities is talk of an expansion of the BMW car dealership.

### (4) PUBLIC INPUT

Audience members raised concern about the development at 10315 Woodbridge development, where some believe developer Niles Naomi developed houses that were larger than planned and with a fence that is too tall. D. Mensman suggested emailing Renee Witzer, Office of T. LaBonge, to request whether the Conditional Use Permit includes limitations to the size of the houses and/or the fence.

### (5) CLOSE MEETING

S. Appleton adjourned the meeting at 8:30.

The next meeting will be Thursday, August 10, 2006, 6:30 p.m., at the same location.

Respectfully submitted,

Mary Weaver  
Committee Member