

**GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE MEETING
11640 BURBANK BLVD., N. HOLLYWOOD
(CONFERENCE ROOM, LOS ANGELES POLICE DEPARTMENT)
THURSDAY, AUGUST 10, 2006**

Committee Members Present: Sheryl Appleton, Co-Chair; Leilani Barsony; Roy Disney; Betsy Mogul; Mary Weaver; Michael Weisler

Absent: Co-Chair Reyn Blight

(1) CALL MEETING TO ORDER

Co-Chair Sheryl Appleton called the meeting to order at 6:35 p.m.

NEW BUSINESS

1. Condominium Conversion

Address: 11022 Camarillo

Issue: Conversion of a vacant mortuary to 15 condominiums; Variance requested.

Presenter: Eric Lieberman, (818) 997-8033

Hearing Date: None scheduled

Mr. Lieberman presented, on behalf of the developer, plans for the conversion of a vacant mortuary to a 15-unit condominium complex, and handed-out a Project Information Sheet to the Committee. The 40' tall building (4 levels), will have ingress and egress on Camarillo Street. Parking will be on the first level. The committee thought the development was "reasonable."

A variance will be requested due to the unusual nature of the property, which straddles two types of zoning: R3-1 and QC2-1VL. The variance will seek permission to average the square footage of the property to determine the number of allowable units rather than building the number of units based on what is allowed in each zone.

Mr. Lieberman suggested that the committee put its recommendations in writing. These include:

- (1) Change design of building;
- (2) Inform the committee of the number of rear-facing balconies and dimensions of such;
- (3) Announce the project in writing to the neighborhood as a good faith effort;
- (4) Plant mature trees next to the wall which divides the condominium complex from the business which abuts it;
- (5) Tie the proposal to the permit (a "vesting" track map);
- (6) Mr. Lieberman to return to the September meeting.

OLD BUSINESS

1. Adaptive Reuse Project

Address: 10850 W. Riverside Drive [Washington Mutual Tower (WAMU) and adjoining property]

Issue: Zoning change to RAS (commercial + residential); Plan to build 3 additional over-height buildings to include approximately 300 condominiums and commercial property that includes 4 restaurants, each < 1,000 square feet.

Roy Disney updated the committee about this development which has been extensively reviewed by the Toluca Lake Chamber of Commerce (TLCC), of which he is President. Mr. Disney stated that the proposed plan does not appear to be financially lucrative, which raises questions about the motive for the zoning change. Other concerns include parking (residential and commercial spaces have been "double-counted") and a development that is "out-of-proportion" to the community.

Mr. Disney shared with the Committee copies of a motion that was passed by the TLCC on July 12, 2006, in which the following points are made:

- The need to preserve commercial and retail business corridors in the TLCC cachement area;
- That no zoning changes should be allowed on this property;
- That any residential development on the property be limited to the property fronting Landale Street;
- And, that parking on the property should conform to parking standards.

COMMITTEE MOTION

(M) – M. Weisler to adopt the TLCC’s position on the property; (S) - B. Mogul

Unanimously carried

Mr. Disney also reported that “NORMAL”, a medical marijuana advocacy group, had presented at the Mid-town North Hollywood meeting their desire to open new clubs in the community and that we can expect to see them at future meetings. He stated that the TLCC took a position to add this type of business to the list of “unacceptable businesses” in their cachement area.

The committee suggested that this issue be forwarded to the Public Safety Committee.

ON-GOING BUSINESS

- Sheryl Appleton explained to the guests about the Toluca Lake Florist property, which seeks a zoning change to develop a 5-story building.
- Ms. Appleton said that the committee has a budget of \$6,000 with which we will hire a consultant to assist with the technical aspects of property and land use development, such as reviewing development plans and moving the Community Development Overlay project forward.
- Ms. Appleton encourages the committee and the community to attend a meeting of the Los Angeles Planning Department during which a motion by Councilmembers LaBonge and Reyes will be discussed. This motion proposes to place Qualifying Conditions (“Q” Conditions) on a property at 10311 – 10347 – 10407 Magnolia. Copies of the motion were distributed. Interested parties may learn of the hearing date by contacting Ms. Appleton.
- An inquiry was made regarding the permits that are required to make films and movies in residential communities. R. Disney volunteered to look into the matter.

ADJOURNMENT/NEXT MEETING

The meeting was adjourned at 8:00 P.M.

The next meeting will be Thursday, September 14, 2006, 6:30 p.m., at the same location.

Respectfully submitted,

Mary Weaver
Committee Member

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“M” = Moved
“S” = Seconded