

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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**Planning & Land Use Committee Meeting**  
**MINUTES for: TUESDAY, AUGUST 14th, 2007 6:30 PM**  
**11640 Burbank Blvd. NoHo Police Station-Conference Room**

**Members Present:** S. Appleton, Co-Chair; R. Blight, Co-Chair; M. Weaver, Recording Secretary; G. Klow; D. Conner; Claire Hervey Collins

**1. Meeting Opening / Call to Order Start Time: Attendance: Absent: Guests: Motion:** to Approve July 10th, 2007 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

**GE/NBC/Universal Backlot Expansion** - Update- Terry Davis, Richard Bogy, Roy Disney  
Reyn Blight - Update Scoping Meeting, held at Universal Hilton, August 1<sup>st</sup>, 2007 from 4-8pm  
*No report.*

**Discussion and Vote on: 3<sup>rd</sup> Bldg on "The Magnolia Project"**

**5205 W. Clybourn/aka/10301-10311 Magnolia Blvd. Case #'s TT-67526 and ENV-2007-1564-ENV-Darryl Fisher and Randy Morris**, report dated 4/3/07 lists application for 40 condominium units address changed from 10301 Magnolia...

*This is the 3<sup>rd</sup> of 3 Magnolia projects being built by the Thomas Paty Construction... Several conditions have been negotiated on the previous 2 projects, located at 10347 and 10407 Magnolia, and all the same conditions have been promised by the architect, and entitlement consultant in exchange for our approval of this project including exterior safety lighting in the alleys, shielded view from balconies that look into adjacent single family dwellings on McCormick and noise control, as well as the Q conditions requiring the stepped back levels from the alley forward & south to the Magnolia portion of the project.*

*Motion/Second /Passed to approve the requested change with the condition that the project incorporates all the conditions that were required of the prior developments, e.g., lighting, balconies. Passed unanimously.*

**Discussion and Vote on "the Behind Paty's Project" 4519 Clybourn-**

Case #: APCSV-2006-481-ZC-ZA, ENV-2006-486-EAF, VTT-65346 Randy Morris and Darryl Fisher representatives for "The Burbank Boyz".

Explanation of added Parking Spaces and re-designed buildings to new plan. Greg Varon, Owner. Application is to have a zone change from P-1 to RAS-4 on the section north of the alley between the alley and the 134 freeway and Cal Trans property south of the 134 and north of the alley north of Riverside Drive.

Randy Morris, entitlement consultant & Darryl Fisher, architect, presented their revised plans for this project which seeks a zone change from P-1 to RAS4 for the back parcel (Building #2), which will be currently proposed to be 72 residential condominiums allowing up to 50' of height at the highest portion, and stepping.

The front parcel (Bldg #1) will be Mixed Use (commercial on the bottom and 12 residential condominiums above), and will no longer require a zoning change to RAS-3 or RAS-4, as it can be built within the code for the current C-2-IVL zoning.

Sebastian's and the "Psychic Advisor", the Post Office, Nature Day Spa and the packaging store will be torn down, as well as the small single family dwelling (currently used as offices) and adjacent buildings north of the alley at Mariota. Paty's and the "IATSE" building will remain as stand.

The P-1 zoning currently runs from the alley north to the Cal Trans property to the south of the 134 between Mariota and Clybourn. The project calls for Building #2 to house the majority of the condominiums. Ingress and Egress on Clybourn and Mariota were discussed for the parking structures, and many concerns were voiced at the fact we will not be eligible for a traffic light at either Clybourn or Mariota, since it would be too close to existing stoplights.

Parking for residential units will be 2 spaces per unit (168 spaces), plus 42 residential guest parking spaces, totaling 210. Existing Commercial rental parking spaces are 66 for existing and returning commercial tenants. There will be additional commercial spaces @ 1 space per 200 sq. ft = 30 spaces

168 residential condo required spaces  
42 guest spaces (at .50 space per unit)  
66 existing commercial parking spaces =  
30 additional commercial

**Total parking spaces required by LACity Code = 306**

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**336 to be provided (+ 30 parking spaces not required by the City of Los Angeles)**

**Breakdown of the units is as follows:**

**70 - Three (3) bedroom units**

**2 – 2 Bedroom Units**

**(240 bedrooms x 2 people minimum = 480 people)**

**4 -2 Bedroom Units**

**2 – 1 Bedroom Units (“C” level)**

**2 – 2 Bedroom Units (“D” level)**

**2 – 3 Bedroom Units (“E” level)**

**2 – 3 Bedroom Units (“F” level)**

The traffic study is not completed. Concern was expressed especially about Clybourn at Riverside because it lacks a stop light, and the opportunity to have one installed at the expense of the builder would probably not be considered by the City of Los Angeles, because it too close to existing lit traffic signals. Suggested ingress/egress is at Mariota. Great concern was also expressed about the size of the development relative to the rest of the community and the precedent that it will set by allowing a Mixed- Use, 5- story development. Although Bldg # 2 has a proposed stepback in the height on the 5<sup>th</sup> floor/ alley side , maximum allowed height would be 50’ at the rear of the project.

Mr. Morris has reminded us that we can impose specific conditions on this property should the project be approved according to these plans

*M/S/P to oppose requested zone change from P-1 to RAS- 4 on Building #2.*

**Presentation by Mark Armbruster, Attorney for:**

- the historic Bakman House, 10623 W. Riverside Drive Toluca with new plans for the Spanish Revival residence
- Update on the new plans for the Toluca Lake Florist site

*Tabled until September Planning Committee meeting.*

**CDO (Community Design Overlay)** Update on progress. Sheryl Appleton, Gene Klow & Reyn Blight  
Phone call from Dan Scott re: request for bifurcation of Lankershim Village and Riverside Drive CDO’s  
*No report.*

**FYI only - 4440 Talofa Update and 9 parcel downzoning Update- Frank Banyai**

Revised 9 parcel downzoning meeting, Van Nuys City Hall, with Planning Commission,  
Case #'s TT-6447, ENV-2006-3663-MND, 9 parcel the City Council for approval.

*Still in the excavation phase . No report was given, as Frank Banyai was unavailable*

**FYI -Postponed 4663- Cahuenga Blvd., 8 unit Town homes Case # TT-68306, ENV-2007-506-EAF. Elizabeth Jacobsen, David Depauw** project adjacent to single family homes – new architect plans 4 front facing Cahuenga, and 4 rear facing Willowcrest single family homes..

**3. New Business-Public Comment-3 minutes each regarding a project**

**4. Close Meeting Next Meeting TUESDAY, September 11th, 2007 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)**