

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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## Planning & Land Use Committee Meeting

AGENDA for: Tuesday, September 9<sup>th</sup>, 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: Absent: Guests: Motion: to Approve July 2008 Minutes.
2. On-Going Business-Public Comment-3 minutes each regarding a project
3. New Presentation with Revisions regarding Public Comment-3 minutes each regarding a project.

a) Behind Paty's Project 4519 N. Clybourn, application for (84 unit residential condos and 6 retail condos).  
Presentation on Revised Plans from Consultant and Architect.

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 was recommended denial by Councilman La Bonge's office and approximately 30 -50 neighbors in the surrounding area.

**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.

**Project Background:** Requested: *Zone Changes and variances to the existing zoning of P-1 and C2-IVL* 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 RAS 4 ZONE CHANGE

Hearing was held on July 1<sup>st</sup>, 2008, **conducted by Jack Chaing, Deputy Advisory Agency, at the** Marvin Braude Bldg 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, which has subsequently been postponed so that the applicants may work together with the Neighborhood Groups to resolve some issues.**

b) 10601- 10623 W. Riverside Drive, Toluca Lake Florist -CITY PLANNING COMMISSION HEARING SEPT. 25<sup>th</sup> ,2008

**Hearing held July 28<sup>th</sup>, 2008, 10:am** 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. Update: July 28<sup>th</sup>, 2008*

*New hearing scheduled for CPC (City Planning Commission) for September 25<sup>th</sup>, 2008 at the Van Nuys City Hall, 2<sup>nd</sup> floor sometime after 8:30 am (the same date as the Behind Paty's project will be heard before the CPC.*

*Written staff report should be available by September 15, 2008 and appeals are up 10 days after that from what I understand*

***Suggested Motion: to rescind the 2<sup>nd</sup> motion from last month's meeting as it no longer is applicable***

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.

**Moved and passed motion** to approve the revised "Conditions of Approval" as submitted by G. Klow, as amended. These decisions and the revised "Conditions of Approval" were forwarded to **Mr. Armbruster, the attorney**, for the project, as soon as possible.

**City Planning Commission Hearing to be held on September 25<sup>th</sup> at Van Nuys City Hall after 8:30 am for 4519 Clybourn**

**c) 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.

**d) 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. Appeal determination letter has been received on August 28, 2008, however, the attachment was for a different project, so the Conditions of Approval must be re-sent to all the people on the mailing list

South Valley Planning Commission upheld John Moskal's appeal with the approval of GTLNC, Councilman LaBonge's office and the Chamber of Commerce. Waiting for determination letter.

*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.*

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

DEIR was posted on the City Website on August 25, 2008. Universal Working Group will update us on the progress and proposed Town hall meeting to be scheduled

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.

## **4. Close Meeting**

**Next Meeting TUESDAY, October 14th , 2008 6:30 p.m.** 11640 Burbank Blvd. North Hollywood Police Station Conference Room

Neighborhood Council Meeting Agendas are posted for public review at: Discovery Shop west wall bulletin board; Ramsey-Shilling Real Estate, 10205 Riverside Dr.; Toluca Lake Car Wash, 10515 Magnolia Blvd.; North Weddington Park Recreation Center; 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.