

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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Planning & Land Use Committee Meeting
MINUTES for: TUESDAY, SEPTEMBER 11th, 2007 6:30 PM
11640 Burbank Blvd. NoHo Police Station-Conference Room

1. Meeting Opening /Call to Order

Start Time: 6:30 P.M.

Attendance: Sheryl Appleton, Co-Chair; R. Blight, Co-Chair; M. Weaver, Recording Secretary; R. Disney; D. Conner

Absent: (excused) G. Klow; C. Collins

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

(a) Presentation by Mark Armbruster, Attorney from Armbruster & Goldsmith (310) 209-8800

The historic Bakman House, 10623 W. Riverside Drive, Toluca Lake, with new plans for the Spanish Revival residence, and the proposed new plans for the Toluca Lake Florist site.

Mr. Armbruster informed the Committee that the owner is supportive of keeping the Bakman House and the old trees which are on the property. The owners are considering turning the home into a business, such as a restaurant, which they would continue to own. Doing so would require a temporary move of the house (within the property) in order to create subterranean parking. Outside dining is being considered if the space becomes a restaurant.

A zoning change from C-2 to RAS4 (Mixed-Use) is desired for the new building, which will be (stepped by to 7 floors at the freeway side of the building (approximately 70' in height). Retail and parking would be on the ground floor and 77 apartments would comprise the upper floors. All units will be offered at market rate (no low-income units are planned). Our Committee asked that he ask the owners to remove the 7th floor if possible in order to not make the project so out of scale with the other buildings in the community. He said he will go back to the owners and find out what their answer is

The committee expressed concern about the height of the building, the residential density of the space, and the unattractive northern elevation, although the Spanish-style architecture was supported. It was suggested that the number of parking spaces should be considered when the final plans are reviewed. Mr. Armbruster asked that he be put on the agenda for the GTLNC full Board meeting for the October meeting, and that he be put on the agenda for the October 2007 Planning Committee

The project will be presented before the Planning Committee and GTLNC in October.

(b) CDO (Community Design Overlay)

Sheryl Appleton, Gene Klow & Reyn Blight Update on meeting with Dan Scott, Frank Quon from LA City Planning Dept. re: bifurcation of Old Lankershim Village project from the Riverside Drive CDO area. Meeting to be held on Wednesday, Sept. 5th, 2007, at Marvin Braude Bldg. 6262 Van Nuys Blvd., 1pm.

The CDO continues to be "on-hold" because, according to the City, there is no City staff to assign to the project and the City will not allow the GTLNC to spend its budget to hire a person to do some of the work.

(c) 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. Letter to be sent to Planning Dept. re: 3rd Bldg on "The Magnolia Project." (GTLNC Planning Committee voted unanimously to support this project with the exact same conditions as the 10347 and 10401 Magnolia projects). Will be voted on at GTLNC Board Meeting Sept 18th and a letter to be sent to Planning Dept. re: 3rd Bldg on "The Magnolia Project"

(No report)

(d) 4519 Clybourn (behind Paty's)

Need to wait till GTLNC Full Council meeting & vote to send letter.

Case #: APCSV-2006-481-ZC-ZA, ENV-2006-486-EAF, VTT-65346

Randy Morris and Darryl Fisher representatives for “The Burbank Boyz”. Committee voted to oppose “motion to change zoning from P-1 to RAS-4” for this project. Explanation of added Parking Spaces and re-designed buildings to new plan.

(No report. The project will be presented to the GTLNC at the September meeting).

(e) 4440 Talofa Update

Frank Banyai- 6 unit condos +14 parking spaces, 3 stories maximum, per hearing at Braude Center in the Spring. Case #'s TT-64747, ENV-2006-3663-MND, 9 parcel the City Council for approval, and 9 parcel down-zoning. The PLUM Hearing is September 18, 2007 at 2pm at the Royball Hearing Office Room 350

At City Hall, 200 N. Spring Street

The developer submitted his revised plans for the development, which is for 6 units, 3 stories high (approx. 39'). The plans are not available to be viewed by the public yet. The down-zoning of the 9 parcels is moving, with 4 steps still to complete. These steps should be completed by the end of the year.

FYI - 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..

(No report)

(f) NBC/Universal Backlot Expansion

Update- Richard Bogy, Roy Disney

Motion: *That the Planning Committee support the direction and actions of the Universal/MTA Project Community Working Group in their efforts to come to a workable solution for the community.*

The draft EIR (Environmental Impact Report) should be out soon.

Richard and Roy explained who comprises the “Working Group,” and how this group was formed (by Councilmember LaBonge) in an effort to have “one voice/one vision” regarding this, the largest private development in the history of Los Angeles County. The Working Group is comprised of 14 entities which represent the organized community groups in the GTLNC.

It was pointed-out that this development is of regional, not just local impact. Traffic remains a huge concern.

M/S/P – The GTLNC to support the efforts of the GE/NBC/Universal Working Group to help craft a development solution in conjunction with Thomas Property and GE/NBC/Universal that will benefit the community, Thomas Properties, and GE/NBC/Universal.

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

4. Close Meeting/Next Meeting

TUESDAY, October 9th, 2007, 6:30 p.m.

LAPD Conference Room 11640 Burbank Blvd. (at Colfax)