

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



10116 Riverside Drive, Suite 200  
Toluca Lake, California 91602  
PHONE 818-755-7674 FAX 818-755-7649  
[info@gtlnc.org](mailto:info@gtlnc.org) [www.gtlnc.org](http://www.gtlnc.org)



**Planning & Land Use Committee Meeting**  
**MINUTES for: TUESDAY, OCTOBER 9, 2007 6:30 PM**  
**11640 Burbank Blvd. NoHo Police Station-Conference Room**

**1. Meeting Opening / Call to Order**

**Start Time:** 6:50pm  
**Attendance:** Sheryl Appleton, Mary Weaver, Gene Klow, Claire Hervey Collins, Dexter Conner and Reyn Blight  
**Absent:** Roy Disney, unexcused  
**Guests:** Mark Armbruster, Attorney for Toluca Lake Florist, Dan Clinger, architect for Toluca Lake Florist  
**Motion:** to Approve September 2007 Minutes. Tabled, for lack of member at beginning of the meeting.

**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

**Presentation by Mark Armbruster, Attorney from Armbruster & Goldsmith**

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

Mark Armbruster and Dan Clinger brought new artist renderings and elevations and plans to revise the RAS-4 proposed building, and mentioned that they would also need a variance for the increased height. The building would be 71' as proposed, to the highest point, or 63'6" to the flat roof.

Mr. Armbruster did a quick rundown of our previous meetings for anyone who was not in attendance at the September meeting, and mentioned that they have scaled back the project even more to include 68 units now (originally they wanted 82, then 78, and we asked them to remove the 7<sup>th</sup> floor, which they have done, and reduced the previously requested number of units from 78 to 68.

The committee commented that we have concerns about the ability to save the historic cedar tree on the property, which has been declared of value and should be protected by the City of LA Historic group, along with the Bakman house. More discussion ensued regarding the safety of moving the Bakman house forward 20' and to the side closer to Willowcrest, to allow for more room for the back portion of the new building they want to build, which is retail below and apartments above.

Mr. Armbruster and Mr. Clinger were not currently aware of the owners having contacted an arborist at this time, but suggested that they will ask them to do that, so that they may find out the possible repercussions to excavating below the house for the underground parking garage... A majority of time was spent discussing these issues. Other concerns were the screening of rooftop HVAC units, as well as asking them to build a not too expensive cardboard scale model of the project so that we may see the scope and scale of this project before they come back to us again and to the full GTLNC"

Messrs Clinger and Armbruster agreed to go back to the owners with these recommendations, and let us know the progress as they proceed further.

**CDO (Community Design Overlay)** Update on progress. Gene Klow & Reyn Blight, Sheryl Appleton (no discussion re: CDO except that the City has no manpower or funds for us at this time.

Gene Klow suggested and made the following Motion, which was seconded and passed unanimously

That the GTLNC authorize the GTLNC Planning Committee to hire a consultant/firm to work with the GTLNC Planning Committee to create a "Visioning 2030" Commercial Zone along Riverside Drive, as a prelude to establishing our own Community Design Overlay

**4444 Talofa Update**, Frank Banyai- 6 unit condo's +14 pk spaces 3 stories- Case #'s TT-64747, ENV-2006-3663-MND, 9 parcel the PLUM Committee voted to pass this project on to the Full City Council.

Frank Banyai was at our meeting and filed us in on the progress for the Full City Council action which is now scheduled for October 12, 2007 at 10am in the City Council Chambers downtown at City Hall. He and his wife Ruth and Marco Ferreira (sp) will be attending from Talofa, and he urged everyone who could to support them in this 9 parcel downzoning... if it passes this city council vote, we have only the signature of the Mayor to go.

**FYI-NBC/Universal Backlot Expansion** - Update- Richard Bogy, Roy Disney

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

\*\*\*\*\* No update on the NBC Universal MTA GE expansion project... there were no representatives from that Working Group in attendance at our planning Committee meeting

**FYI- 5205 W. Clybourn/aka/10301-10311 Magnolia Blvd.** (letter was written and subsequently signed by Terry Davis and mailed to the Planning Department at City Hall

Case #'s TT-67526 and ENV-2007-1564-ENV

Darryl Fisher and Randy Morris-report dated address changed from 10301 Magnolia

Letter to be sent to Planning Dept. re: 3<sup>rd</sup> 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)

**FYI-4519 Clybourn (behind Paty's)**

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. **Full GLTNC voted not to oppose the project, but not to support it either. The developers have been asked to return to the council at a later date, and try to continue to work with the Chamber and Council and HOA to come to some sort of workable number of units and zoning**

**St Charles Borromeo**

ZA-2007-9913-ZAD, ENV-2007-9912-EAF

**Public Hearing: October 15th, 2007 at Marvin Braude Bldg, 6262 Van Nuys Blvd. 2:00pm**

Multi Purpose Building at Riverside and Moorpark (northwest corner) 10854 Moorpark @Riverside – Northwest corner

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

**Burbank City General Plan Updates meeting October 2, 2007, was available on internet telecast by going the City of Burbank website, and clicking on City Council Meetings... they are broadcast live and videotaped for future viewing online... pretty cool concept!! Talk about transparency in government**

**4. Close Meeting Meeting was adjourned at 9:15pm**

**Next Meeting TUESDAY, November 13th, 2007 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)**