

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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## PLANNING & LAND USE COMMITTEE MEETING MINUTES Thursday, October 12, 2006 6:30 PM LAPD CONFERENCE ROOM, 1640 BURBANK BLVD

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

Absent: Roy Disney

### 1) CALL MEETING TO ORDER

Co-Chair Sheryl Appleton called the meeting to order at 6:30 P.M. and made an announcement that there are 2 wrong hearing dates on the October 12, 2006 Planning Committee Agenda.

Corrections are: 10010 Toluca Lake Avenue, Hearing Date is Thursday, October 26<sup>th</sup>, 4:30pm  
Toluca Lake Florist Hearing Date is Friday, October 27<sup>th</sup>, 1:00pm

### 2) OLD BUSINESS

#### 10313, 10317, 10321, 10323 Woodbridge

Case #'s ENV-2006-7622CE, 7621 CE, 7614 CE, 7613 CE, ZAA-2006 -7609, 7619,

Over-in-height Wall and Increased Density and reduced front yard setback. Builder was invited, however, unable to attend due to being out of town. In a phone conversation with S. Appleton October 10<sup>th</sup>, he stated that the walls on the north side of Woodbridge were no higher than the adjacent properties on that side of the street, and that he had to make the houses larger square footage than originally indicated on his plans that were submitted to the City Planning office, because the City Planning officials, and the neighbors, cut back his request from 5 houses to only 4, and he needed the increased density to make up his profit.

#### 10010 Toluca Lake Avenue-appeal regarding over-in-height fence

Representative: Blake Boyd(310) 926-1029 (Gerald Stoffers, Owner

Case # ZA-2006-0166-(ZAD)

Hearing Date: October 26,2006, 4:30 PM, Marvin Braude Conference Room6262 Van Nuys Blvd., Van Nuys, 91401

Mr. Boyd presented his position regarding why the GTLNC should reconsider a previous denial to build an over-in-height fence in front of the property. He gave as his reasons security of the home, pilasters that have already been built at an expense of \$30,000, a petition signed by 9 neighbors in support of the fence, and the large number of illegal fences that are already in the neighborhood.

After discussion and Q & A, the request was denied.

***Motion: That the Planning & Land Use Committee recommend to the GTLNC Board, for a second time, not to support the request for a fence height variance at 10010 Toluca Lake Avenue.***

Moved by Betsy Mogul with second by Mary Weaver.

Motion Carried: 3 in favor and 2 abstentions

#### 10601-10623 W. Riverside-Toluca Lake Florist Property-Historical Bakman House & mature trees

Request for Zone Change – to RAS-4 (Adaptive Reuse Project)

Zoning: C2-1VL (current)

Issue: Demolish existing building, home, and trees. Zone change to RAS-4 ( adaptive reuse. Allowing for 5' taller construction, for a total of 50'

Presenter: Ron Cargil, Land Use Consultant. Dan Klinger, CSA Architects  
Josephine & Steve Benveniste, Owners

Hearing Date: October 27<sup>th</sup>, 2006, 1:00pm at the Marvin Braude Conference Room, 6262 Van Nuys Blvd, Van Nuys 90401. Case CPC-2005-8658

The project is an adaptive reuse project which will replace the commercial property, vacant lot, and empty home with commercial property on the first level and 4 residential levels above. The project will include 13,000 square feet of commercial space (approximately 4 commercial spaces) and 78 apartments (66 1-bedroom; 10-bedrooms; 2 3-bedrooms). Entrance to the property is on Riverside; with additional egress is on Willow Crest.

Mr. Cargill presented new architectural sketches of the proposed project, which were created in response to their previous presentation to the PLUC during which the Committee expressed concern about the size and bulk of the building relative to the neighborhood, the architectural style, and the lack of green space.

The revised design elements include set-back of the top levels, for a less “boxy” look, and a softer architectural design.

***Motion: That the Planning & Land Use Committee move to recommend to the GTLNC Board, that the requested zone change be approved with the requirement that “Q” conditions are placed on the project, located at 10601-10623 W. Riverside-Toluca Lake Florist Property, which limit the number of residential units to 78, commercial square footage to 13,000, building height to 50’, street setbacks per City requirements, and 205 parking spaces to be provided, as presented to the PLUC at tonight’s meeting.***

Moved: by Reyn Blight with second by Betsy Mogul. Motion Carried: 5 in favor and 1 opposed

***Motion: Move to recommend to the GTLNC Board that an historical marker depicting the original home and history of the property be placed on the site,(10601-10623 W. Riverside-Toluca Lake Florist Property, at the property owner’s expense.***

Moved by Mary Weaver with second by Michael Weisler. Motion Carried: 4 in favor; 1 opposed

### **10341 Magnolia Blvd.**

Apartment Conversion to Condominiums

Issue: Tentative Tract Map, 28 unit condominiums

Case #: TT-67525, Hearing Date: tbd

The presenter, Darryl Fisher, was out-of-town, and will not be available for the November 9<sup>th</sup> meeting either. We will need to schedule a different time for him at the availability of the Planning Committee and the GTLNC.. A tentative meeting scheduled with the architect was also postponed due to illness of the architect.. Will advise upon receiving rescheduling date.

## **3) NEW BUSINESS**

### **Street Renaming**

***Motion: M. Weisler that the PLUC move to recommend to the GTLNC that the street north of George Barris’ automotive business be named in honor of Mr. Barris.***

Moved by Michael Weisler with second by Sheryl Appleton Motion Carried: 4 in favor; 1 opposed

### **City Planning Department MOU and NC’s**

R. Blight informed the PLUC that a 10-point Memorandum of Understanding (MOU) is being prepared that will outline the working relationship between all Neighborhood Councils and the City Planning Department.

### **Community DESIGN Overlay (CDO)**

S. Appleton informed the PLUC that the Community DESIGN Overlay (CDO) had not progressed because there is a lack of certainty as to what steps we need to take to mitigate development concerns in GTLNC communities, per the Councilman’s Deputy, Renee Weitzer. According to Ms. Weitzer, a CDO must be prepared by the City of Los Angeles Planning Department and will not designate the limits in heights or density that we would like. It will only address the Community DESIGN Overlay. (appearance and street furniture, etc)

### **RE: Toyota of North Hollywood**

***Motion: That the PLUC move to recommend to the GTLNC Board that they write a letter to the recipient of the first “Good Neighbor Award,” Toyota of North Hollywood, requesting that they clean up their property at Magnolia and Strohm.***

Moved by Reyn Blight with second by Sheryl Appleton. Motion Carried: 4 in favor

### **10301 thru and including 10426 Magnolia**

**Additional Information:** Hearing Date for the 10301 thru and including 10426 Magnolia, to impose a Zone Change to include another qualifying condition to limit the height of the future buildings to 30’ will be held on NOVEMBER 16<sup>th</sup> at 8:30am at the Marvin Braude Conference Room, 6262 Van Nuys Blvd., Van Nuys, 91401

**4636 Cahuenga Blvd.**, has requested a Tentative Tract map to do a Condominium conversion from a newer apartment building of 41 units. Consultant is scheduled for November 9<sup>th</sup> meeting of GTLNC Planning Committee

## **4) CLOSE MEETING 8:00 P.M.**

The next meeting will be Thursday, November 9, 2006, 6:30 p.m., at the police department.