

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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GTLNC Planning & Land Use Committee Meeting MINUTES Saturday, November 11th, 2006

1) Call Meeting to Order 9:30 AM

Attendance Sheryl Appleton, Reyn Blight-Co-Chairs; Roy Disney; Betsy Mogul and Mary Weaver

Excused Michael Weisler

Guests

Review Agenda

Approve previous months Minutes

2) New Business

10341 Magnolia Blvd. Condominium Conversion-28 units. Request for Tentative Tract Map, 28

Case #: TT-67525

Presenter: Randy Morris, Architect 818.373.1688

Developer: T.A. Patty

Mr. Morris presented plans to convert apartments, which are under construction, to 28 condominiums. The units will be 3 stories height facing Magnolia and 2 stories high facing the alley. 2- and 3-bedroom units will be built, ranging in size from 820-1, 200 square feet. A walled rooftop garden is planned.

Committee members and some neighbors expressed concern that the developer has never responded to requests to communicate his plans and to engage the community in those plans, in spite of numerous invitations to do so by the Committee and neighbors.

Topics of concern included the following:

- Lack of privacy due to balconies that will face the back yards of adjacent properties
- Environmental impact of traffic (ingress and egress is on the alley)
- Increased noise and traffic
- Safety concerns
- Lighting on the alley

Interested persons will meet on Tuesday, November 16, at 7:00 P.M. to discuss their concerns in greater detail and devise a plan of action. S. Appleton will coordinate with the neighbors on a location for this meeting.

10407 Magnolia Blvd. Request for Tentative Tract Map, 42 unit condominium tract.

Case #: TT-67525

Presenter: Fisher & Assoc. Darryl Fisher and Randy Morris, architect.

Developer:

4636 Cahuenga Blvd. Condominium Conversion-43 existing units would become 41.

Case #: TT-66398; ENV-2006-8396-CE

Presenter: Toluca Gardens, GLM-Stacy Flinn

Developer:

Stacy Flinn appeared on behalf of the owners of the apartment building located at 4636 Cahuenga. They are seeking to convert to condominiums. 43 existing units would become 41, as two units would be combined. All units would be 2 bedroom, 2 bath. There would be 82 residential parking spaces with 10 guest spaces.

The projected date for the hearing is about six months. Owners expect they may be required to provide 5 or 6 "affordable" units. No one knows what the City considers affordable.

10313-10323 Woodbridge Over in height wall and over in height and density structures.

Case #'s: ENV-2006-7622-CE+++

Presenter: Nile Niami

Hearing date: Nov. 20th, 2:15 P.M. Marvin Braude Center

Nile Niami appeared to address the over-height walls(s) at 10313-10323 Woodbridge. He is the property owner and developer. He stated that he believes he is in compliance with all City requirements. A Committee Member disagreed; saying the property has several issues including insufficient set-back from the street, a sinkhole that has been created which affects other properties, and over density.

Also, the Committee Member reported that Niami submitted to the City a falsified petition in support of his request for variance. Niami denied knowledge and blamed the "discrepancies" on his brother-in-law. He said he has fired his brother-in-law.

Reyn Blight will draft a letter to the City with our concerns and stating opposition to the variance request. There is not time to bring the issue before the full council as the hearing is scheduled before our next council meeting.

3) On-Going Business

10010 Toluca Lake Avenue Over height wall appeal. Gerald Stoffers owner/Blake Boyd.
Appeal Hearing was held Date: Oct 26, 4:30 pm

No information, no action.

10601-10623 W. Riverside Dr
TOLUCA LAKE FLORIST. Zone Change to RAS-4.

Case #:

Presenter: Ron Cargill, Entitlement Consultant.

Report: On the Hearing that was held 10/27/06 -- 1:00pm

FULL CITY: COUNCIL HEARING: DECEMBER 21st. (tentative)

We received information through the Chamber of Commerce that application has been made to the Historic Preservation Board of the City regarding the former Bakman home on Riverside Drive which would be demolished or removed as part of the Toluca Lake Florist development.

Motion: *That the GTLNC rescind our support for the Toluca Lake Florist project pending a determination of the historical significance of the building/site.*

Motion made by:

seconded by:

Unanimous.

4) Public Input 3-minutes each

General Discussion: GLTNC President raised the issue of the purpose of the GTLNC and of our Planning Committee. Past Chamber President said that it is imperative that a Community Development Overlay (CDO) be implemented.

Motion: *That the GTLNC adopt a philosophy/position that all existing city codes and conditions be enforced and that no requests for variances, zoning changes, tentative tracts or other deviation from existing requirements be granted absent special circumstances.*

Motion made by:

seconded by:

Unanimous

5) Close Meeting

Meeting Dates for 2006: December 14, 2005
6:30 PM 10116 Riverside Drive, Suite 200

Meeting Dates for 2007: