

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 www.gtlnc.org



Planning & Land Use Committee Meeting
MINUTES for: TUESDAY, December 11, 2007 6:30 PM
December 11th meeting will be held at D'Cache Restaurant
at 10719 W. Riverside Drive, at 6:30 pm

1. Meeting Opening/Call to Order

- Start Time: 7:05 PM
Attendance: Sheryl Appleton, Co-Chair., Claire Collins, Gene Klow, John Moskal and Dexter Conner.
Absent: Reyn Blight (excused) Roy Disney (Absent).
Guests: Lisa Sarnoff, Studio City Homeowners' Association, Terry Davis, GTLNC President, Cathy Naugle and Rob Benavidez.
Motion: to Approve October 2007 Minutes (no meeting in November).

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

Guest Speaker: Lisa Sarnoff, Studio City Home Owners Assoc.

SB 1818- Review and Update by Lisa Sarkin from SCNC re: latest "giveaways" from the City of Los Angeles to the developers to accommodate the State Senate Bill SB-1818 allowing up to 35% more density and less parking requirements for those who meet the guidelines and provide at least 5% affordable housing in their projects. Google SB 1818 for details of the Bill. Zev Yaroslavsky representative Ben Salzman to be invited to GTLNC Board meeting to provide information and perspectives.

SB 1818- Update by Lisa Sarkin

Lisa Sarnoff spoke about the history of how SB1818 came about, the pros and cons and how it benefits the developer. She informed us that the San Fernando Valley has no representation by a councilmember (LaBonge, Greuel or ?) on the City PLUM Committee. The committee for LA City Planning is only Huizar, Weiss and Reyes. Sheryl mentioned that Burbank modified SB1818 so that all density bonus development is along rapid transit areas. Gene Klow and Sheryl both attended, or viewed on screen live, the Burbank City Council meeting where the discussions took place. The Burbank City Council started with 13 options of plans that might work for the required Density Bonus Plan that is due in Sacramento by June 2008. The SB 1818 Senate Bill requires that each and every City in the State of California MUST address this bill, and come up with the individual City's plan to implement SB 1818 when, or should, the need arise with developers.

Lisa mentioned that the General Plan states that you can't put something up that will ruin someone else's quality of life. The same is true of the RAS-3 and RAS-4 zoning which was initiated in 2004. The previous General Plans did not address the RAS-3 and RAS-4 zoning codes, because there were none. This is also called Residential Adaptive Reuse, and as an example for our neighborhood, would be the conversion of the current WAMU building to Mixed Use - Retail on the Bottom Floor and Residential/Office on the floors above the retail area.

SB 1818 will give developers who agree to provide a specific number of units (percentages) more benefits with increased height and reduced parking requirements, not to mention reduced front, rear and side setbacks required for the project, plus much reduced square footage FAR (floor to area ratio) per unit to the developers. Lisa felt that Councilman Reyes is giving too much to developers. Terry Davis suggested that we do a Community Impact Statement (CIS) and piggyback with the Studio City group on their CIS (mimic Burbank's CIS).

MOTION by Terry Davis, 2nd Cathy Naugle

The GTLNC work together with Studio City on a Community Impact Statement (CIS) to address SB 1818 and the Universal Working Group needs as well as other significant projects that are common to our Neighborhood Councils. Passed unanimously

MOTION by Terry Davis, 2nd by Sheryl Appleton

- The GTLNC contribute an amount not to exceed \$1250 for a Town Hall Meeting with MidTown NoHo, Studio City, Valley Village and Valley Glen. Funds to be used for outreach and hospitality. Projects to be discussed at meeting: GE/Universal/MTA/NBC, Laurel Plaza and NoHo Wave East & West. (Motion was passed unanimously.)

Lisa suggested hiring an attorney/land use consultant to respond to the Environmental Impact Report (EIR) when it becomes available and prior to the Town Hall meetings so we can respond point-by-point. Sheryl said that we could use some GTLNC Planning Committee funds towards that effort.

It was felt that it was important to address each EIR point vs. waiting on some points to respond to later. Claire said we may not be able to respond later. Sheryl mentioned that one of the attorneys (Aaron Clark) employed in Mark Armbruster's legal group is very good at addressing EIR points. Clark use to live in West Toluca Lake, however, Mark Armbruster's group is working with Universal and the Toluca Lake Florist folks on behalf of the respective developers, so this would be a conflict of interest to ask him to work with us.

Terry Davis reported the Weddington House was slated to be moved to Heritage Square in Lincoln Heights. Richard Bogy was sending a letter to keep the Weddington House in NoHo area.

MOTION by Terry Davis and 2nd by Sheryl Appleton

The GTLNC support Richard Bogy with his efforts to keep the Weddington House in the NoHo area as it has historical ties to Toluca Lake and not to Lincoln Heights. Motion was passed unanimously.

New Business:

5110-5114 Cahuenga Blvd Condo development proposed on two lots north of John Moskal's house. Notice was just received same morning of meeting about development. 5110-5114 Cahuenga Blvd, on CNC report received on December 11th 2007.

4. Close Meeting – 8:30 PM.

Note change of venue for next month's meeting

Next Meeting TUESDAY, January 15, 2008 6:30 p.m. 11640 Burbank Blvd. North Hollywood Police Station Conference Room