

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



GTLNC Planning & Land Use Committee Meeting MINUTES Thursday, December 14, 2006

1) Call Meeting to Order

Attendance: Co-Chairs Sheryl Appleton, Reyn Blight, Mary Weaver, Cathy Naugle and Betsy Mogul.

Guests: Please sign-in

Review Agenda/Approves November Committee Meeting Minutes

2) Old Business

a) 10347-10407 Magnolia, Toluca Terrace area

Petition from Neighbors signed and submitted to: GTLNC Public Safety Committee, who supported the petition and, 2) to Tom LaBonge's office. A copy of the petition was not available for the Planning Committee meeting held on Dec. 14th.

Motion: That the GTLNC Planning Committee support the Magnolia Project 28-unit condominium Tentative Tract Map #TT-67525, ENV-2006-8749-MND for the properties located at 10341-10353 W. Magnolia Blvd., providing for 63 parking spaces and 7 guest parking spaces, subject to the inclusion of all the conditions submitted in the petition submitted by the adjacent homeowners, (included with the motion) prior to City Approval of this project. Yes: 4 No: 0 Abstain: 1

3) New Business

4519 Clybourn, (Paty's Project) and adjacent properties.

Proposal for (2)-two story levels of condominiums over proposed mixed use Retail Stores. 5 stories, RAS-4 developers requesting ZONE CHANGE to Residential Accessory.

Currently zoned C2-1VL for the properties fronting W. Riverside Drive (52' at the most southern portion of the property and 50' against the freeway).

Properties would run in an L shaped fashion, excluding the Paty's Restaurant and the "Johnny Carson" building on Riverside Drive and included all the storefront's on W. Riverside Drive to the northwest corner of Mariota and Riverside, encompassing the current Day Spa, USPS, UPS, and a variety of small neighborhood friendly businesses behind the northern alley.

Current Riverside Drive Zoning is (Q) C2-1VL where the retail shops and stores exist (Sebastian's) Current Zoning for the areas north of the alley from Mariota to Clybourn is currently P for only surface level parking.

Builders are requesting ZONE CHANGE to RAS-4 reducing number of units from 86 to 82. They are proposing stepping back the buildings (2) from the alley (and Riverside Drive west of Paty's and IATSE bldg to the freeway on the northern side from Clybourn to Mariota.

Currently by right they could not build units or multi level parking on the P zoned property, so a zone change would be in order for anything requested, residential or retail, or a parking structure

They are still proposing 2 (2) story levels of condominiums over approx. 6,000 of retail space. Parking spaces would include 75 for the community and retail, plus ??? parking spaces for residents, and ... guest parking spaces.

Universal Backlot Expansion

Roy Disney talked about the project for 3,000 new residences, plus RAS-3/4, expanded Theme Park and Retail Stores and Restaurants. 25-year plan. Basic plan is monstrous, Roy delivered the information he had obtained from a meeting this week held at Universal, and not attended by the Planning Committee (not invited).

2 hearing notices were discussed.

10717 W. Riverside Drive (restaurant conditional use beverage for full line of alcohol) for a 50 seat restaurant (parking variances have been obtained from what I've been told). Hearing is to be January 5th at 8:30 or 9:00 am at the Marvin Braude Bldg, 6262 Van Nuys Blvd, and 1st floor conference room

WASHINGTON MUTUAL 2nd Hearing (date?)

Close Meeting

Next Meeting: January 11th 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)