

Planning Committee Report March 16, 2006

Presented Proposed Projects

1) 10601-10628 Riverside Drive: Toluca Lake Florist

Returned with a new and more inviting design for the 5 story building proposed as apartments over retail shops. No vote was taken. The committee felt it was a much better design plan, and showed the willingness of the owners to cooperate and implement our suggestions. 30 more parking spaces were included, and 4 less units proposed. The building will be tiered back toward the freeway rather than being even with the sidewalk. Current zoning is C2-IVL. They are requesting a Re-Zoning to the equivalent of R-4. Adaptive Reuse. **We requested they attend the full neighborhood council meeting in April with this design and request, and would like to place this on the April agenda for a vote...Re-zoning? Do we support or not?**

2) 5242 Auckland-4 Units proposed on a lot zoned RD 1.5-1 in place of 3 units and a SRF. SFR will be demolished and replaced with a new 4th unit. Committee voted to approve his plans and design. Fred Mikanovic. **We need a letter in support of this project written by the NC President. Case #'s AA 2006-1071-PMLA & ENV-2006-1072-CE**

3) Homeowner of 10010 Toluca Lake Avenue requesting variance for over in height fence. 70' x 6'. Historic residence has always been close to the sidewalk. We informed Mr. Stoffers that he is welcome to come to our GTLNC meeting this Tuesday, and bring it up for discussion. He didn't apply for the variance until after the fence was far into construction.

4) 10612 Landale, 7 unit condominium project. A letter from Eric Lieberman, QES (the entitlement consultant). **This project was approved last year on Feb. 3, DIR-2005-8565-ZAA, by the City.** This latest request is to locate a unit entry on the side yard rather than front. It has been submitted to the City for review. **Case No. DIR-2005-8565-ZAA.**

FYI-15 Single Family Residences (Townhouse small lot Ordinance)

10828 Hortense, 4506-4611 Riverton, (behind the Toyota Dealership and on a very narrow street. City will require 7' of street dedication for these units on the west side of Riverton. Zoning is currently [Q] R3-1. Vesting Tentative Tract Map No. 637777-SL & ENV 3005-9263-MND. I requested that they consider one or more less units and some green space for barbecuing and children to play, since there is currently **nothing in their plan that allows for that.** It also doesn't allow for any additional guest parking spaces.

Next meeting is March 16, 2006 6:30 PM
LAPD Conference Room located at 11640 Burbank Blvd.