

May 9th Planning Committee Meeting Notes

7pm, Councilman LaBonge's conference room

Attendees: Jerome Buckmelter, Entitlement Consultant, Kamram Kazemi, architect, + 2

Planning Committee present: Sheryl Appleton, Reyn Blight, Mary Weaver, Cathy Naugle, and Betsy Mogul.

Main Topic is getting information to put into our CDO

COMMUNITY DESIGN OVERLAY (CDO). Doug Mensman from Councilman LaBonge's office informed me that we do have the CDO, but there's nothing in it. We 5 participants plus members from the Toluca Lake Chamber of Commerce will work on revising sections from the Valley Village Specific Plan and ideas from previous neighborhood CDO plans to make them work in conjunction with our existing Sherman Oaks-Studio City-Toluca Lake – Cahuenga Pass Specific Plan. We will be meeting soon to discuss that.

#1 10206 Camarillo Place, Toluca Lake (No. Hollywood)

Requesting a Tentative Tract Map for change from existing 15 unit apartment building with 8 parking spaces to 16 Unit Condominium. 12- 3 bedroom units, approx 1600 sq. feet each 4-2 bedroom units, 1450 sq. feet each.

Parking subterranean will provide for 32 residential spaces per code, plus ¼ space per unit for additional guest parking. 4 guest parking spaces.. Style is designed to be Mediterranean with front facing balconies and steps up to the front arched entryway. Center courtyard approx. 600 sq. feet

Hearing Date is June 6th at Marvin Braude Conference Room 1st floor 6262 Van Nuys Blvd., at 10:30 – 10:45 am..

Public is welcome for their comments.

Planning committee voted to approve with some design changes. 4 in favor, 1 abstention

We would like for them to consider less busy façade with fewer arches and in exchange for the money saved

Asked them to put in more trees and green space.

#2 10621 Valley Spring Lane, condo conversion, Serge Adamian developer contact.

44 unit condo conversion from apartments

Serge Adamian was contacted approx 3 weeks ago, and he didn't know who we were, or why he should have to come to our planning Committee since it's just a conversion. I explained we need more parking for condos, and he said the design and building will not change. We voted to OPPOSE this project, since the builder elected not to appear before our committee.

#3) 4519 Clybourn, 5 story Adaptive Reuse Zone Change Request

Case #APCSV-2006-481-ZC-ZAA

Hearing Date is May 16th at 12:45pm at the Marvin Braude Center. We voted to OPPOSE the zone change and the design of this project, deeming it inappropriate for our village atmosphere. We had asked them to return with a more pedestrian friendly, less boxy building, to promote an inviting atmosphere for retailers, residents and clientele of the Pedestrian area of Toluca Lake.

We primarily oppose the zone change. We feel 5 stories, 2 sets of two story condominiums over retail condominiums is too much density for the traffic already impacting Riverside Drive near the intersection of Clybourn. This is a primary travel route (not by our design) for freeway transitioners and cut-through traffic from Burbank and the 134 freeway heading west and east.

4 – T- Mobile Tower... no one attended the hearing on April 21st, so we don't know the outcome

#5) 10601- 10623 Riverside Drive, - Toluca Lake Florist

Requesting 5 stories, and Adaptive Reuse (RAS) with retail on 1st floor and apartments above.

Planning Committee encouraged the Design last brought to the committee but Neighborhood Council opposed the Zone Change and 5 story concept, based on heavy traffic burden and inappropriate density for this intersection. Freeway on and off-ramps heavily impact the intersection of Cahuenga and Riverside Drive, plus the 4 way left hand turn signals have not yet been installed as promised by our Councilman's office. A letter was sent to Planning Commission, opposing the zone change to RAS and the 5 story increase in height and density.

Reyn will attend the Planning MOU meeting downtown on Saturday

All Neighborhood Councils are participating in designing a Planning Memorandum of Understanding to be presented to Gail Goldberg, New Director of Planning for the City of Los Angeles. There will also be a Valley Alliance of Neighborhood Councils May 11th at CBS Radford with the new Director of Planning as Guest Speaker... they will have focus groups for various subjects regarding planning.