

# 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](mailto:info@gtlnc.org) www.gtlnc.org



## **Planning & Land Use Committee Meeting Minutes for: Monday, December 8, 2009, 6:30 P.M.**

**10116 Riverside Drive, Suite 200  
Toluca Lake, California -Conference Room**

### **1. Meeting Opening /Call to Order**

Start Time: 6:40 P.M.

### **2. Attendance:**

Chair: Gene Klow

Members: Sheryl Appleton, Reyn Blight, Richard Bogy, Eric Weyenberg, Dexter Conner, Mary Weaver, Ryan Altoon

Absent:

Guests: Nancy Oppenheim

### **3. Motion:**

Approve November, 2009 Planning committee minutes.

### **Old Business - Public Comment-3 minutes each regarding a project**

Nancy Oppenheim, resident of the GTLNC community, presented her concerns about an unmanned wireless telecommunication facility that is being planned for 471 North Forman Avenue and the lack of an opportunity to have input when the project was considered by the GTLNC. The public hearing is scheduled for December 15 at 11:00 A.M.

Ms. Oppenheim's concerns were presented in a letter, copies of which were given to the Committee members (see attached). They include failure of the City to follow its own guidelines and a request to include conditions as requested in her letter.

The Planning Committee informed Ms. Oppenheim that, absent input from the community when the project was on the agenda, it had only considered the aesthetics of the project, including the height of the facility and its visual impact. The Committee also discussed with the property owner an agreement that T-Mobile (the company that plans to install the facility) would make a \$2,000 gift to beautify the "island" that is adjacent to the affected building and that the property owner would maintain the "island" (e.g., keep the plants watered and pruned).

Because the hearing will occur prior to the next meeting of the GTLNC, the Committee can take no official action or make any recommendations. The Committee encouraged Ms. Oppenheim to inform the Planning Commission that it is interested in Ms. Oppenheim's concerns beyond those which were initially considered.

R. Bogy suggested that the Committee create a set of written procedures for the different kinds of projects it typically considers for future reference and guidance.

### **Agenda Item #4 – Accessory Dwelling Units ("ADU's")**

At the GTLNC's request, committee members completed the Questionnaire as a committee of the whole. G. Klow will submit the Questionnaire to the GTLNC at the December meeting. Individual committee members are encouraged to submit individual Questionnaires as well.

### **Agenda #5 – Century West BMW/Mini Cooper Dealership**

Update from Milo Roses, VP at Century West BMW, and Mr. Whitfield, project architect; 4338 N. Lankershim Blvd.

R. Bogy informed the Committee that the Toluca Lake Chamber of Commerce will submit a letter to the GTLNC which indicates its support of the project and that it is willing to serve as a “mediator” b/w the proposed project and the community. (This is the second time the dealership has proposed a project of this nature. The initial project would have been developed one block south of the proposed site, adjacent to single family residences. The current project would be adjacent to an apartment building).

The project is a “By Right” project, but is not in compliance with the Community Plan in that the proposed architecture is not Spanish Colonia Revival. At the November meeting, the Planning Committee discussed with Mr. Roses and Mr. Whitfield the possibility of one or more “give backs” to the community, such as a “smart” crosswalk,” Spanish-style benches, and/or a median. D. Conner suggested that the Planning Committee individually research enhancements that would “soften” the project in an effort to retain a “village” feeling, share those ideas with committee members, and be prepared to make recommendations to the project representatives during the January meeting.

**Agenda Item #6 - Lopez Canyon Landfill Truck Driving Academy**

Discussion ensued regarding City Councilmember Alarcon’s proposal to designate a small portion (approx. 5 acres) of a newly-designated, 530 acre public land recreational and open space area in the Sunland area for a truck driving academy.

**New Business – Public Comment**

No new business was presented.

**Close Meeting: 8:40 P.M.**

**Next Meeting Tuesday, January 12, 2010, 6:30 P.M., LAPD Conference Room 11640 Burbank Blvd. (at Colfax)**

-----  
Respectfully submitted,

Mary Weaver