

# GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL



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## **Planning & Land Use Committee Meeting** **Minutes for: Monday, November 10, 2009, 6:30 PM** **11640 Burbank Blvd. NoHo Police Station-Conference Room**

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

Start Time: 6:40 P.M.  
Attendance: Sheryl Appleton, Reyn Blight, Richard Bogy, Eric Weyenberg, Bridget Oberlin, Mary Weaver, Andrew Westall, Ryan Altoon  
Absent: Gene Klów  
Guests: Milo Roses, Vice-President, Century West BMW; Mr. Whitfield, Whitfield Associates, Inc.

### **Agenda Item #2. On-Going Business - Public Comment-3 minutes each regarding a project**

#### **Agenda Item #6 – Accessory Dwelling Units (“ADU’s”)**

R. Blight described new regulations by the State of California regarding “granny flats” (Accessory Dwelling Units). The City of Los Angeles is requesting input from residents regarding their preferences for the units which are within the City’s span of control, such as total square footage, setback, height. These preferences can be made known via questionnaires which are due to the City by December 15. Public hearings will follow. Although ADU’s can be built upon completing the process of requesting a variance, these new regulations will allow ADU’s to be build on a “by-right” basis, which would likely result in a proliferation of the units.

R. Blight will present this matter to the GTLNC at its next meeting (November 17), and invite Councilmembers and guests to complete the questionnaires. Reyn will summarize the input to determine whether there are predominant issues, in which case he will recommend that a follow-up letter be submitted to the City expressing the main concerns and recommendations of the GTLNC and its constituency.

#### **Agenda Item #3 - Marie Calendar’s Beer and Wine License**

Not discussed.

#### **Agenda Item #4 - Amy Jacobs T-Mobile**

Not discussed.

#### **Agenda #5 - 4338 N. Lankershim Blvd. – proposed construction of an automobile dealership/service center at existing parking lot b/w Bloomfield and Woodridge.**

Century West BMW/Mini-Cooper is requesting support of a project (a Mini-Cooper show room and service center) which will comprise three floors and a usable roof. The 1<sup>st</sup> floor would be a showroom, the 2<sup>nd</sup> a showroom and service center, and the 3<sup>rd</sup> floor a service center, parking, and parts. The roof would be used for parking. The proposed height is within the amount allowed by the zoning for the area. The building will be a “green” building, as described in the specs, a copy of which was given to each committee member.

The architecture is determined by their corporate offices and cannot be modified, even though it is incongruent with the community’s determination to have Spanish-style architecture along Lankershim. The building would be a steel and glass structure akin to the BMW dealership on the same street. The BMW dealership has three security guard who work around the clock, security cameras, and external lighting; the proposed building would likely have similar precautions. The “test patterns” (for test driving) follows an established and posted

route that keeps drivers out of the neighborhood. Employees park off-site, and are delivered to the work site via a company van. They estimate that approximately 100 cars would be delivered per month, requiring about 10 trucks in total for delivery. The building would likely be open the same hours as the BMW dealership, which is open 10:00 A.M. – 9:00 P.M. (Service closes at 6:00 P.M.).

Signage would be similar to that of the BMW dealerships, but would not include the vertical “Mini” sign that is included in the specs.

The committee asked about the possibility of “give backs”, such as a “smart” crosswalk, streetscaping, and/or street furniture (e.g., benches).

The company’s representatives will return to the January, 2010 committee meeting to discuss the project in greater detail, to include the possibility of “give backs” and greater specificity with regards to the operating hours for the sales and service departments.

**Close Meeting**

**Next Meeting**

**Tuesday, December 8, 2009, 6:30 p.m. LAPD Conference Room 11640 Burbank Blvd. (at Colfax)**

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Respectfully submitted,

Mary Weaver