



**PLANNING & LAND USE COMMITTEE
MINUTES**

Monday, May 20, 2019 @ 6:30 PM

COMPASS REAL ESTATE BUILDING - 10154 Riverside Drive

1. Call to Order

Start Time **6:42 PM**

2. Attendance – *Please mark X=present EX=excused AB=unexcused absence:*

X Ryan Altoon, *Chair* EX Kelly Cole EX Juliann Miles EX Mark Stephenson
X Reyn Blight X David Knox X Robert Scibelli X Cory Shurr

3. Public Comment (3 minutes per speaker)

- Colby Jensen
- Hannah Globus
- Katherine Hatton

4. Community Plan Update - Toluca Lake is split between the two community plan areas.

- a. North Hollywood-Valley Village
- b. Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

- The City of LA is now starting presentations on what the Community Plans will begin looking like. Recommendation for GTLNC to stay engaged and inform the community in real time. LA City Planning will attend the next meeting to present.

5. Beautification Projects: - *Possible Motions & Action Items*

a. GTLNC PROJECTS

#	PROJECT	STATUS
1.0	Cahuenga / Addison Lot Beautification	<u>Status:</u> - HUMC Approval of Project. - NowInstitute.org will be designing and building out the project, and can fund up to \$20,000 of improvements. - Program will include hydroponics - City working on latest draft of the Community Benefit Analysis
2.0	<u>Beautification Projects</u>	
2.1	Riverside Dr. Streetscape	<u>PLACEWORKS: To start coordination soon, pending confirmation of NPG approval by City Clerk</u>
2.2	Lankershim Blvd. Streetscape	Placeworks / \$30,000 Proposal
2.3	Clybourn / Forman Median	<u>Next Steps:</u> WRT / \$4,000 Proposal

2.4	Median on Moorpark Way (Moorpark St. to Riverside)	<u>Next Steps:</u> - Schematic Design with approved design team + community meetings - Assist in cost estimation of Phase 1 and Phase 2 projects
3.0	134 Freeway on-ramp/off ramp Beautification	- COMPLETE / CalTrans to award recognition for extraordinary efforts in partnership with the community.
4.0	Angled parking on Forman under the 134 Freeway	- Discussion with LA City Planning staff (Update) - Urban Studio + LA City Planning Dept.
5.0	Riverside Drive (134 freeway/Vineland segment)	<u>Caltrans Meeting:</u> - Caltrans to provide parcel map to show State ownership vs. City. - Caltrans to investigate wall structure along offramp (permitting, status) <u>Next Steps:</u> - City enforcement of street / abandoned property (encampments) - City to re-paint faded Stop/Crosswalk and review red striping along curbs by the 134 Fwy off ramp

6. New Business

- 10063 Riverside Drive TOC Project: 4-story (56' tall) mixed use project / 38 residential units (4 of which are affordable) (10.5%) / One level below grade parking (28 parking stalls); all commercial parking / accommodated in adjacent surface parking lot (same owner) with a covenant. / 10,427 sf ground floor retail

MOTION A: The GTLNC does not support the TOC Project located at 10063 Riverside Drive in its current form. It will render significant parking impacts on the surrounding commercial area along Riverside Drive, as well as the residential areas to the south of Riverside Drive with its 0.5 parking spaces per unit. It disregards the Community Design Overlay (“CDO”) that was a decade-long, community funded effort, adopted by the LA Planning Commission. The GTLNC requests a dialogue with the owner to acknowledge the issues that are important to the Toluca Lake community, and welcomes an opportunity to work together on reasonable modifications to the project to make it a productive and well-integrated of the community landscape.

Presentation from Owner/Developer, the architect and consultant.

- Extensive discussion on height, parking, CDO, TOC and community identified issues.
- GLTNC recommendations: **1)** Shared parking agreement (covenant) to accommodate parking needs of the residents in the building; **2)** 6' set back on Level 3 to make the building more imposing from the street

MOTION A - TABLED

7. Close Meeting

Close Time **8:35 PM**

8. Next Meeting: Monday, May 20, 2019 at 6:30pm – Compass Real Estate, 10154 Riverside Drive
