APPROVED MINUTES
GTLNC Planning & Land Use Committee Meeting
Monday, January 8th, 2024 at 7:30pm
Toluca Lake Elementary School, Classroom 17
4840 Cahuenga Blvd., N. Hollywood, CA 91601
Supporting documents available GTLNC.org

Committee Membership (X = present, AB = Absent, EX = Excused):

X Paul Hartel, Chair	X Bob Scibelli
X Ron Babbini	X Jo Ann Rivas
AB Jill Young Manson	X Lee Jamieson

1. Call to Order: *7:34PM.* Roll call. *All present but Jill Young Manson* Announcements. Members of the public present: *Tina Smith, David Padilla, Leslye Myer, Vince Vacarro, Olivia Michalczuk, Brady Hender, Amy Huth, Patricia Walden, Steve Hamper, Naomi & Jeff Casali*

2. Brown Act Public Comments on non-agenda items only. *Leslye Meyer brought forward concerns about Gelson's height and parking in the area. She lives on Mariota. Noise and other negative impacts also cause for concern as well as parking lot next to her house. Tess asks Leslye for parking lot address.*

3. Approve November 6th, 2023 Planning and Land Use Committee Meeting Minutes (to be posted shortly).

Key: Y – Yes, N – No, I – Ineligible, A – Abstain, R – Recused, E – Excused

Item 3. VOTE: 6 / 0 / 0	Y: Hartel	Y: Babbini	Y: Scibelli	AB: Manson
Mover: Rivas, Second: Scibelli	Y: Jamieson	Y: Rivas		Y: Taylor *(ex officio)*

4. Preferential Parking District requests, adjustments:

4.1. Ponca between Riverside to Toluca Lake Ave. and Mariota between Riverside to Toluca Lake Ave. (Tina Smith, Amy Grey, Vince Varcaro, Leslye Meyer) *Tina presents issue. Tess provides map of the area concerned – South Toluca Lake [south of Riverside] from Ponca – just west of Clybourne - to Mariota [just east of Talofa, the cross street where Trader Joe's is located] south to Toluca Lake Avenue. The concerned neighbors want Restricted Parking in advance of the completion of the new Gelson's and apartments on Riverside Drive. Lesley Meyer spoke about the noise and the parking concerns immediately around her property, which is across [south] Riverside from where the Gelson's is going. Residents will have to interact with LADOT to complete process including canvassing and getting agreement from 75% of surrounding neighbors, before Preferential Parking District approval from LADOT.*

Item 4.1 VOTE: 6 / 1 / 0	Y: Hartel	Y: Babbini	N: Scibelli	AB: Manson
Mover: Rivas, Second: Scibelli	Y: Jamieson	Y: Rivas		Y: Taylor *(ex officio)*

4.2. West Toluca Lake (Amy Huth) *Amy presented a brief request for similar Preferential Parking District request approval for West Toluca Lake.*

Item 4.2 VOTE: 6 / 1 / 0	Y: Hartel	Y: Babbini	N: Scibelli	AB: Manson
Mover: Rivas, Second: Babbini	N: Jamieson	Y: Rivas		Y: Taylor *(ex officio)*

4.3. 4600 Block of Cahuenga Boulevard (Olivia Michalczuk) *Olivia M and Brady Hender presented request for an amendment of overnight parking restrictions on KLING STREET at Cahuenga, so Brady can find street parking at night since there is no parking available in their apartment building in the 4600 block of Cahuenga Boulevard. There was some discussion of the options they might be able to explore as far as parking permits go, and Tess Taylor has reached out to LADOT and Shannon Calland in CD2 for assistance in trying to expedite a solution. Discussion was valuable for raising awareness among committee & the*

attending public of negative consequences of parking restrictions, and also of the onerous consequences of the current statewide legal leniency which allows developers to build residences without providing on-site parking. There is a clear public detriment to this practice.

Item 4.3 VOTE: 5 / 1 / 0	Y: Hartel	Y: Babbini	Y: Scibelli	AB: Manson
Mover: Rivas, Second: Babbini	N: Jamieson	Y: Rivas		Y: Taylor *(ex officio)*

At 8:30PM Jo Ann Rivas and Lee Jamieson had to leave the meeting and the PLUM Committee lost its quorum. The remaining 40 minutes were spent in discussion of items 5.1 and 5.2, without action.

5. Projects in Greater Toluca Lake.

   Steve Hamper has made inquiries about the project (item 5.1) the committee would like to review plans.

   There was some general discussion about item 5.2 – a proposed 5-story, 10-unit apartment building to be built on a 6000 square foot residential lot on Landale Street, in North Hollywood [West Toluca Lake.] Lack of time and detailed information curtailed conversation, which will be pursued at next meeting on February 12th.

   5.1. Density Bonus Project located at 10629 W. Landale Street, North Hollywood 91602. 6,064.1 sq. ft. total lot area. Present use: Single family dwelling (SFD). Proposed use: a 5-story, 10-unit, one-bedroom apartment building. Existing zone: R3-1-RIO (River Implementation Overlay District). Land Use Designation: Medium Residential. ADM-2023-8194-DB-HCA.
   5.2. Mixed use development project located at 4445 – 4465 Lankershim Boulevard, 10850-10862 Riverside drive and 10847-10867 Landale Street. Plans include 179 townhome-style residential apartments, including eight low-income units, and 5,684 square feet of ground floor commercial space, 263 parking spaces and 237 bicycle spots are planned, with a maximum height of 60 feet. (Steve Hampar)

6. Traffic calming measures in West Toluca Lake on Camarillo Street between Tujunga and Riverside Drive (Amy Huth). *No discussion. Amy Huth left the meeting.*

7. New Business. *None.*

8. Old Business. *None.*

   8.1. Proposal to amend AB 2097 (Friedman. Residential, commercial, or other development types: parking requirements) to restrict Transit Priority Housing Developments within 1/2 mile of a major transit stop from participating in residential preferential parking districts. *Information only. No discussion.*
   8.2. Possible community improvement projects, budget considerations. (Bob Scibelli) *No discussion.*
   8.3. Universal Fast and Furious Roller Coaster updates. *No discussion.*
   8.4. $2M Grant to Toluca Lake Beautification Partners. *Several years ago GTLNC contributed $5000 to Toluca Lake Beautification Partners, now renamed Toluca Partners and re-organized as a 501(c)3 non-profit organization, for proposed clock that has yet to materialize.*

9. Next meeting date Monday, February 12th, 2024 at 7:00PM to take place at Toluca Lake Elementary School located at 4840 Cahuenga Boulevard, N. Hollywood, CA 91601 in Classroom 17.

10. Adjournment. ***The meeting adjourned at 9:17 PM.***

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