



**PLANNING & LAND USE COMMITTEE
MINUTES**

Monday, November 12, 2018 @ 6:30 PM
PACIFIC UNION BUILDING - 10154 Riverside Drive

1. **Call to Order** Start Time 6:30 PM

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

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

3. **Public Comment** (3 minutes per speaker)

4. **4433 Cartwright Ave.** DIR-2018-3888 - Athena Novak, AHN & Associates, LLC

- a. Cartwright Realty Partners – Applicant
- b. Conversion from Small Lot Subdivision (previously approved by GTLNC) to a TOC project
 - a. 14 apartment units (2 designated very low income)
 - b. Lower Parking Requirement – 0.5 spaces per BR

The change of project is from a **Four-home** small lot subdivision to a **14 unit** multi residential apartment community with two units set for low income housing.

Factors stated for the change:

- Conditions placed on the Parcel Map for the small lot subdivision - non feasible / practical.
- Applicant worked on the Map /Project for almost two years - could not meet approval of the City.
- Measure JJJ designated site as a **Tier 1** Transit Oriented Community (TOC).
- Incentives offered in the TOC allowed project to proceed with a 14 unit apartment community.
- **MOTION:** The GTLNC _____ of 4433 Cartwright Ave. (DIR-2018-3888) seeking base incentives of 50% increase of dwelling units, 40% increase in the FAR and .05 parking spaces per bedroom. Applicants seeks two incentives - One additional story, up to 11 feet in height, for a maximum height not to exceed 56 feet, and a 25% reduction in the front yard setback from the 15 feet required to 11 feet 3 inches and the south side-yard setback from the 8 feet required to 6 feet.

FIRST: Ryen **SECOND:** Mark **VOTE:** 6/0/0

5. **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
 - a. November 7th Open House @ Harmony TL

6. Beautification Projects: - Possible Motions & Action Items

a. GTLNC PROJECTS

#	PROJECT	STATUS
1.0	Cahuenga / Addison Lot Beautification	<u>Status:</u> - HUMC Approval of Project. Working with City on Community Benefit Analysis.
2.0	<u>Beautification Projects</u>	
2.1	Riverside Dr. Streetscape	<u>Scope Release</u> - WRT Proposal / - Placeworks Proposal / \$30,000 Proposal - <u>Pending third proposal</u>
2.2	Lankershim Blvd. Streetscape	<u>Scope Release</u> - WRT / - 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	- <u>Caltrans Responsibilities:</u> o Landscape architectural and engineering plans o Permit fees o Clearing the site of debris and old planting material o Repair broken irrigation valves o Provide all ground cover - <u>TLBP Grant / \$40,000 - Approved</u> o Any additional planting material desired o Modifications to irrigation on site o Maintenance plan (1 year) – through “Adopt-A-Highway” program - <u>Status: Oct. 4 Safety meeting with Caltrans</u> - Permit Application Approval Pending - So. Cal Tree & Landscape / Installation - Groundcare Landscape / Maintenance
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



7. AD Hoc Committee Reports

- a. Homeless Housing

8. New Business:

9. Close Meeting:

Close Time 7:30 PM

10. Next Meeting: Monday, December 10, 2018 at 6:30pm – Pacific Union Building - 10154 Riverside Drive