

**MINUTES OF THE MAGNOLIA PARK COMMUNITY ADVISORY COMMITTEE**  
**December 11, 2006**

Members Present:            Jay Adams                            Brad Korb  
                                         Ian Fagan                            Ira Lippman  
                                         Sean C. Harkess                    Sara Mendez  
                                         Linda Kelman                        Anthony Scuticchio  
                                                                                    Lori Tubert

Staff Present:                    Jack Lynch, Sr. Redevelopment Project Manager  
                                         Scott McGookin, Redevelopment Project Manager  
                                         Mary Hamzoian, Community Development Department

Absent:                            Sam Asheghian  
                                         Kurt Banks  
                                         John Cottrell  
                                         Edward T. Smith  
                                         Nancy Winogradow

**Roll Call**

The meeting was called to order at 6:38 p.m.

**Announcements**

Scott McGookin gave an update on the Burbank Community Church Parking Lot. He said the landscaping would be completed this week and the final striping would be done on either December 18<sup>th</sup> or the 19<sup>th</sup>.

Mary Hamzoian discussed staff tracking reinvestment in the Magnolia Park area. She stated that since the Magnolia Park P-BID had been passed, staff has wanted to encourage property owners to do any necessary improvements to their property. Staff has also been tracking these improvements and wanted to receive input from the Board. So far, some new businesses had moved into the area: Eskridge Bookstore; the Jelly Bean Factory on Hollywood Way and; ABC Furniture, a children's furniture store. There were also some businesses that had made improvements such as the Howard Burr Building located across from Portos had made a few façade improvements to the front of their building; the new Urban Eats restaurant; the Burbank Community Federal Credit Union was working on redoing their facility; the Burbank Community Church parking lot reconstruction project was almost complete, and it will be a nice improvement once the landscaping and lighting is in place, and; Adair Furniture Company had done a nice job repainting their building. Ms. Hamzoian also mentioned that there would be a new theatrical costume store moving into the building formerly occupied by the Empire Furniture Store.

**Approval of Minutes**

The minutes for the regular meeting of October 19, 2006 were approved, with a motion by Ian Fagan; seconded by Ira Lippman, motion carried 9-0-0.

## **Public Communication on Agenda Items**

There was no one from the public who wished to speak on any Agenda items.

## **Holiday in the Park Planning Committee**

The Committee discussed the Holiday in the Park event, held on Friday, November 17<sup>th</sup>. Everyone agreed that the event was well attended and fun. Ms. Hamzoian agreed and said that the Mayor and some Council members who had attended, thought the event was a great success and could be even bigger next year. Ms. Hamzoian also mentioned that next year there would be funds from the Magnolia Park P-BID in place to use for this event. She also said a Planning Committee for Holiday in the Park would need to be established and asked the Committee to think about who would like to volunteer. The Committee also discussed some ideas for next year's event, such as closing off part of Magnolia Boulevard, and expanding the food court.

## **Wayfinding**

Scott McGookin announced that directional signage would be installed towards the end of December 2006 or early January 2007, directing the public to the Burbank Community Church parking lot. He also mentioned that Monday through Saturday there would be a 2-hour parking limit, unless an all day parking permit was purchased, however, there would be three spots that would be reserved for the church. On Sundays, the parking lot would be entirely for church use. Directional signage was also discussed for the alley behind Portoc and the Rite Aid parking lot.

## **On-Street Parking Restrictions**

Jack Lynch discussed the parking situations on Magnolia Boulevard and the alleys, and said there was currently no time limit on parking. Staff was looking into the possibility of having a 2-hour parking limit on the two streets that are adjacent to the Burbank Community Church. They wanted to implement this on an incremental basis, because some businesses may have a need for more employee parking than others. Mr. Lynch said the current problem with the on-street parking was due more to employees than customers.

After further discussion on this issue, the Committee agreed with the decision to have a 2-hour parking limit implemented on the two streets adjacent to the Burbank Community Church, California and Lima Street.

## **Additional Diagonal Parking**

Mary Hamzoian announced that staff had gone before the City Council to ask for additional funding for diagonal parking in Magnolia Park. This request received approval and there were currently four streets in the Magnolia Park undergoing construction for diagonal parking. Staff had brought back cost estimates for additional streets to have diagonal parking and they were also in negotiations for a parking lot that was currently owned by the LADWP. So far, there were 40 spaces available at the Burbank Community Church parking lot, west of Hollywood Way, and they also had the public parking lot behind Portoc. With the possible addition of the LADWP lot, there would also be 46 additional spaces; there is the south portion and the northern side behind the alley. Staff had spoken with the residents in the area that would be directly affected by the parking lot, and most of them were pleased that the area would be upgraded. Ms. Hamzoian also said if a parking lot was constructed at the LADWP lot, the approximate cost would be \$21,560/per space; the construction costs would be approximately \$775,000. They would also need to lease the lot from LADWP and for a 20-year lease, the cost was estimated at around \$200,000; by combining these figures and dividing them by the total number of parking spaces is how staff arrived at the cost per parking space. In addition, the Committee would also have the option to extend the lease.

Ms. Hamzoian also explained that with the four streets currently undergoing diagonal parking: Screenland, Niagara, Catalina and Frederic, this would provide an additional ten parking spaces. The construction estimates for these are approximately \$250,000. Staff asked for the Committee's input as to whether it would be more cost effective to create a parking lot versus creating additional diagonal parking. Ms. Hamzoian commented that if the parking lot was created with customer parking in front and permit parking located in the back behind the alley, this would help to alleviate some of the parking on Magnolia Boulevard.

One of the Committee members commented that diagonal parking should be looked at for certain streets located near Buena Vista. Jack Lynch suggested that staff obtain further information on this issue and bring the item back at the next meeting.

### **Agenda Items for Next Meeting**

- Tree Replacement Program
- Additional Diagonal Parking

### **Other Business**

Jack Lynch replied that the Magnolia Park P-BID Board would be working with the Parks, Recreation and Community Services Department on a Tree Replacement Program, and one idea that had been discussed was adding some flowering plants in the tree wells for a more aesthetic value. He said that staff would obtain more information on this item and bring it back for discussion at the next meeting.

### **Public Communication on Non-Agenda Items**

No public communication at this time.

The Committee will hold their next regularly scheduled meeting on Thursday, January 18, 2007 at 6:30 p.m.

The meeting was adjourned at 7:43 p.m.