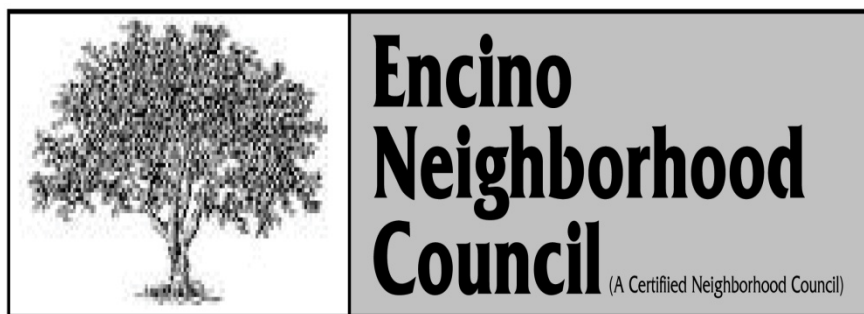


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PROPOSED MINUTES
Planning & Land Use Committee
Thursday March 5, '09 - 7:00PM
Encino Chamber of Commerce
4935 Balboa Blvd.

LIST OF VOTING PLU COMMITTEE MEMBERS and ALTERNATES: (Total 15)
ENC Board Members (5): Nareg Kitsinian, Louis Krokover, Peter Noce, Diane Rosen, Gerald Silver.
Alternate ENC Board Members (3): Greg Martayan, Laurie Kelson, Jesse Woods
Stakeholder Members (4): John Arnstein, Michel Kaufman, Norma Landau, Paul Kelson
Alternate Stakeholder Members (3): Bill Cartwright, Al Mass, Sue Tuberman

(Mar 5, 09 Agenda Items are listed in numerical order)

1. 2CALL TO ORDER, ROLL CALL, and DETERMINATION OF A QUORUM.

CHAIR REQUESTED THAT ALL CELL PHONES BE TURNED OFF.

VOTING MEMBERS: Total of 9 voting members; (no more than 5 ENC Board members).

- 1. The PLU Committee was called to order at 7:05 PM by the Committee Chair Diane Rosen. The committee sign-in sheet was passed and determined a quorum was present. (5 Voting Members represent a quorum.).**

COMMITTEE MEMBERS PRESENT:

ENC Board Members (5): Peter Noce, Louis Krokover, Diane Rosen, Gerald Silver.

Alt. Bd. Mem: Jesse Woods

Stakeholder Members (4):John Anstein, Michel Kaufman, Norma Landau,

Alternate Stakeholder Members (3): Bill Cartwright, Al Mass, Sue Tuberman

EXCUSED COMMITTEE MEMBERS: LaurieKelson, Nareg Kitsinian, Paul Kelson

UNEXCUSED COMMITTEE MEMBERS; none

Copies of the ENC-PLU Committee Rules & Procedures were available and passed out to visitors upon request. The guest sign-in sheet was also passed around as well as speaker cards.

2. APPROVAL OF MINUTES:

a. Committee approved the minutes as written for Feb 5,, 2009.

Louis Krokover noted that Motion #1 and Motion "C" had his name spelled incorrectly.

3. APPROVAL OF NEXT MEETING DATE:

Thursday – April. 2, 2009.

4. PRESENTATIONS:

A. 17750 Ventura Blvd. Our Lady of Grace Catholic Church: Restroom additions

Dan Young, Father Austin Doran

MOTION #1 By: Jesse Woods 2nd: By: Lewis Krokover

“To approve the expansion as presented by the church for the two NEW bathrooms”

VOTE: For: 9 Against 0 Unanimous – send to consent calendar

B. 15739 Ventura Blvd. Valley Beth Shalom Synagogue Expansion Plans:

CPC-2008-3937-29

PRESENTATION FOR PROJECT by: Ben Reznik

- Mr. Reznik displayed drawings & renderings of the proposed project and discussed in depth details of the items above titled;
“Proposed Mitigation Conditions”

VOLUNTARY CONDITIONS PROPOSED BY VALLEY BETH SHALOM”

(See insert above)

OPPOSITION TO PROJECT by: Henry Eshelman

- Documents passed out describing possible mediation between parties to allow process to proceed. It was determined that there was no closure between home owners and VBS at this time.

MOTION #2 By: Gerald Silver 2nd: By: Louis Krokover

“Committee recommends that Valley Beth Shalom be required to prepare a full Environmental Impact Report; and that the residents and VBS work cooperatively together to resolve differences.”

VOTE: For: (7) Against; (0) Abstain (2) Unanimous – send to consent calendar. (X)

SUMMARY By Louis Krokover:

There were still too many unanswered questions as presented by VBS to all members, and the fact that the presented MND was flawed as reviewed by the PLU members. The PLU felt that requesting the EIR would solve and answer most of if not all of the open questions

5. CHAIR’S “PIPELINE UP-DATE “

A. BREIF DISCUSSION: Effects of Mar. 3 Elections on Encino Community.

Comments: None because of runoff candidates.

B. Update: 17622, 23, 34, 35, 46, and 47 Weddington:

CASE NO: CPC 2009-22-GENERAL PLAN ADMENDMENT:

(City Council-initated General Plan Amendment to modify the density from Low Medium II Residenrtial to Very Low Residential. (To bring the alignment of the General Plan to conform to the Encino/Tarzana Community Plan. (From Feb. 5, Minutes17500 Weddington,- City adjusting zone change)

Report Jerry Silver:

- Two properties on Weddington saw a discrepancy on city zoning and City General Plan. There is a State law AB 242 that states a community zoning plan and the community map should be congruent.
- Report Vondra Solitare: Hearing Feb. 27, 09, next April 23rd.

C. Update: 16704 Ventura Blvd.-Encino Ventura Development (Old Gold Mt.),

Report Al Mass:

- Advised all members that Gold Mtn is and has not conformed with regard to the permit application requirements with regard to truck haul times and hours of operations.
- Also stated that he had spoken with the on-site project manager and that it appeared that there was conflict as to interpretation guidelines.
- Requested that further notice be submitted to the developer for cause and correction as soon as possible.

**D. Update: 4726 Petit, Small lot subdivision: 12 single family homes. 11-12-08 ENV-4572-EAF
OPPOSITION TO PROJECT: Letter by Warren Kohler:**

Opposition to the Rezoning of 4726 Petit Ave. - Small Lot Subdivision

First and foremost I'd like to point out that all the homeowners of Lauren Way are completely opposed to the rezoning request of the property. When we purchase our homes it was our understanding that the property in question was zoned to be developed with homes of equivalent style and value.

Economic Impact

- Decrease in property values
- It will change the landscape of the community both economically and esthetically

**E. Update: 17777-79 Ventura / Yarmouth: drawings for old City Bank remodel
E-mail from Rafael Q. Quezda – pdf with drawings.**

**F. Update: Skirball Cultural Center Expansion Plans, Laurie Kelson
None**

G. CSUN Intern Status

Will have CSUN Urban Land Use Intern in April.

6 OLD BUSINESS:

A. Report: Cahuenga/Ventura Blvd. Specific Plan:

- Michael Kaufman (New Design Advisory Cmte Review in progress)

Discussion regarding Encino not receiving any monies from the City-collected fees re: Condition of Fund Report - -Ventura/Cahuenga Bl Corridor Specific Plan Fund 523, as of March 31, 2007

7. NEW BUSNIESS:

A Hillside Ordinance

Hillside Mansionization Ordinance

- **Orientation briefing:** Thursday, February 26, 2009 5:00 p.m. - 8:00 p.m. Chair and Lewis Krokover attended, and will keep in contact with the City Planner Eric Lopez
- Bill Cartwright is concerned regarding the necessity of getting an ICO put in place as soon as possible

B Encino Community Plan Review - sub-committee, John Arnstein

Comments: To be discussed in April.

C Neighborhood Design Protection ICO - Sub-Committee, Louis Krokover

Comments: At the request of City Planning & Zoning it was suggested that ENC and the other Neighborhood Councils file for an ICO as quickly as possible while the city fine tunes the Hills De-Mansion matter. Furthermore, at the request it was suggested that we also inform the city of our wish to apply and enact a design review committee for all additions, exterior remodel's and New Construction projects in an attempt to assist the city permit application process. This committee would review all design projects prior to them being applied for with the city. Projects would have to conform to the standards and uniformity (Style) of the Encino Community.

Louis Krokover and Michael Kaufman will be meeting to discuss guidelines and present them at the next ENC/PLU meeting.

D Report: BROWN ACT Study Group – Conflict of Interest: Nareg Kitsinian

None – Put over to next month

8. PUBLIC COMMENTS: Comments from the public on non-agenda items within the Board's Jurisdiction

Comments: None

9. BOARD MEMBER COMMENTS: Comments from the Board on subject matters within the Board's Jurisdiction.

Comments: None

10. Meeting adjourned at: 9:35 PM

Respectfully Submitted,

Louis Krokover

Secretary Pro Tem