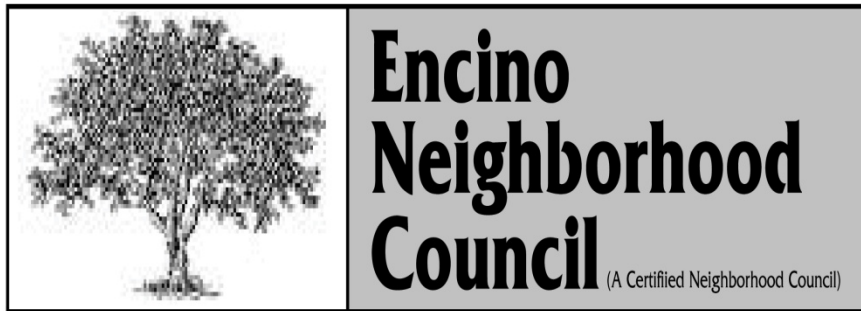


CITY OF
LOS ANGELES



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PROPOSED MINUTES

**Planning & Land Use Committee
Thursday April 02, 2009 – 7:00 PM**

**Encino Chamber of Commerce - Conference Room
Council Office – 4933 Balboa Blvd.**

**MOTION, DISCUSSION, VOTE, MAY BE TAKEN ON ALL ITEMS.
MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ARE REQUESTED TO FILL OUT AND TURN IN A
SPEAKER CARD. ANY QUESTIONS TO THE SPEAKERS SHOULD BE IN WRITING ON THE CARDS
PROVIDED.**

LIST OF VOTING PLU COMMITTEE MEMBERS and ALTERNATES: (Total 15)
ENC Board Members (5): Nareg Kitsinian, Louis Krokover, Peter Noce, Diane Rosen, Gerald Silver.
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

1. **Call to Order, Roll Call, and Determination of a quorum.**
 - A. **COMMITTEE MEMBERS PRESENT:**
Board Members: Nareg Kitsinian, Louis Krokover, Peter Noce, Diane Rosen, Gerald Silver.
Alternate Bd. Mem. Laurie Kelson, Jesse Woods
Stakeholders: John Arnstein, Michel Kaufman, Norma Landau, Paul Kelson
Alternate Stakeholder: Bill Cartwright, Al Mass
 - B. **SELECTED VOTING MEMBERS;**
Board Members: Nareg Kitsinian, Louis Krokover, Peter Noce, Diane Rosen, Gerald Silver.
Alternate Bd. Mem. Nareg Kitsinian had to leave, Laurie Kelson took place.
Stakeholders: John Arnstein, Michel Kaufman, Paul Kelson
Alternate Stakeholder: Bill Cartwright
 - C. **EXCUSED COMMITTEE MEMBERS:** Norma Landau, Greg Martayan, Sue Tuberman
 - D. **UNEXCUSED COMMITTEE MEMBERS:** None
 - E. **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.**
 - F. **GUESTS PRESENT:** Jim Alton
2. **Approval of March 5, '09 Minutes, approved as written.**
3. **Approval of next meeting date – Thursday, May 7, 09,**
4. **PRESENTATIONS:**
 - A. **Guest Speaker: Erick Lopez, LA City Department of Planning (to be confirmed).**
Not discussed.
 - B. **15800, 15801, 15850 and 15871, Mulholland Drive - Curtis School Expansion Plans**
Requesting: Specific plan exception, conditional use permit and site plan review.

PRESENTATION BY: Elaine Nesbit

- Elaine Nesbit worked with Jerry Newman on entitlement packages. They want a change in the specific land use plan. Instead of building close to Mulholland drive they want to utilize existing space. Curtis school is 27 acres and nestled west of 405 freeway near Mulholland drive. The school was originally zoned for residential CUP and is bounded by residential properties and the DWP.
- The buildings are set back from Mulholland drive. A low building feeling is established throughout the campus, small scale buildings. The trees have been tagged. The three native trees include the live oak, sycamore and black walnut. They would like to relocate the sycamore trees. They all have historic value.
- The administration won't change the number of students enrolled at Curtis. The campus is about 60,000 square feet. They want to demolish and construct new facilities. New construction, for example, includes the arts building and a visual arts room.
- A new open pavilion, athletic facility and library are also proposed. The existing class rooms are small; therefore an increase in its square footage is expected. Other additions include more science classrooms. Parking lot will be relocated. The athletic field and slope will be regraded; the natural grade of the site is not impacted.

COMMENTS:

- **Louis Krokover:** Staging of a construction site. This is a 20 year plan. The adjacent school, (Stephen Wise) is widening the intersection. Curtis school is not affiliated with widening the intersection.
 - Elaine Nesbit: Curtis school will have an intensive carpool program. Priority is given to four people in the carpool.
- **Jerry Silver:** A traffic study was not done. No new daily trips are recorded.
- **Jesse Woods:** Is there a timeline for the grading changes/parking/baseball fields? They have only identified phase one and the rest of the development doesn't have a timetable.
- **John Arnstein:** Are there any residents? Some people have a view of the 405.
- **Bill Cartwright:** Would the school have lower enrollment? They have 675 students.
 - Elaine Nesbit: They have 675 students. The school will integrate a nature walk into their curriculum and have an interest in preserving the native plants.
- **Peter Noce:** What is the rationale behind that request?
 - Elaine Nesbit: The first phase of development includes the art building and auditorium for theater program.
 - **Paul Kelson:** Where does this plan stand relative to other projects? It might be premature to make motions so early on in the process. He also mentioned that the campus blends into the entire landscape as opposed to the other school.
 - **Jerry Silver:** An RE 15 property. If we are doubling the plant, how come there is no increase in enrollment? If there is no increase in enrollment and the plant size increases, then some limits and conditions should be applied.
 - **John Arnstein:** What's the enrollment cap? She knows that carpooling is important
 - **Laurie Kelson:** They've had the same number of students since its opening and they have been a very good neighbor.
 - **Jerry Silver:** A meeting or any decision should be done openly because of the Brown Act. You can't take just five people because of the *Serialtim Adlle*.

INTERN SUMMARY:**PROJECT DETAILS**

The Curtis School expansion project will increase existing square footage from 60,570 to 120,840 once completed. New facilities will accommodate existing enrollment, thus enrollment will stay the same and will not increase vehicle trips.

School buildings are set back 500 feet from Mulholland drive; therefore the school is not visible from Mulholland drive. The school is under RE15-1-H zoning, and is regulated by the Mulholland Science Parkway Specific Plan which contains two components – the Inner and Outer Corridor. However the Specific Plan allows educational institutions within the inner corridor.

The school requests a Specific Plan Exception because the existing facilities were developed pursuant to the CUP. Therefore, a conflict arises as to which area the School can expand. “The CUP imposes a condition prohibiting construction precisely where the Specific Plan permits construction.” The school was developed almost within the Outer Corridor, while the Specific Plan mandates Educational institutions be located only within the Inner Corridor. Following the Specific Plan’s regulations would result in disparate development and decrease the amount of open space.

PROJECT BENIFITS

Curtis School plans to expand existing facilities to improve students’ academic experience, better facilitate existing car pool program, enhance security, and engage in sustainable practices. Classes will be enlarged to accommodate more group work interaction. A new gymnasium building will help minimize scheduling conflicts due to using one multipurpose room, the pavilion. An indoor/outdoor foods service area will be constructed.

The project will allow more parking spaces to better facilitate the school’s carpool program. The project will enhance existing security measures by allowing a secondary access road in case of emergency.

Curtis school will engage in sustainable practices from making land use changes to incorporating sustainability into the academic curriculum. Some land use changes include maximizing shading, expanding gardens, and using rainwater for irrigation. The project integrates open space as part of the academic environment, for example, a nature walk will help educate students on environmental issues.

PUBLIC WELFARE

The project won’t be detrimental to the public welfare as it has strict carpool requirements and will maintain the same student enrollment. The proposed location will be desirable to public convenience and welfare because it will support academic training and learning and won’t generate an increase the average daily traffic. The project will also decrease the amount of parking in surrounding neighborhoods, allow more stacked space for carpooling and include an additional roadway. These changes will help reduce the traffic created by using only one entrance/exit. Furthermore, buildings will be clustered together to maximize open space, thereby minimizing any impact on neighboring residents.

MORE DETAILS

The project requirements will reconfigure existing buildings and not add any new property. The height of the building will remain consistent with the existing structures. Mitigation measures and any significant environmental effects are disclosed in the Project’s CEQA compliance document.

5. CHAIR’S “PIPELINE UP-DATE “

- A. Oak Park down-zoning. Status Report: John Arnstein
Nothing new to report.
- B. 4715 Petit – small lot subdivision status: Nareg Kitsinian
 - * Nareg Kitsinian: Three major concerns: common wall, aesthesis, and number of units.
 - * Michael Hoffman: Bank of America will be a mixed use building and is now buffered by Lauren Way and Oak View Ct, which are gated, custom tract homes. These town homes would be an appropriate transition between the two. We need future briefing on all issues.
- C. 15739 Ventura Blvd. Valley Beth Shalom Expansion Plans status: Jerry Silver
 - * Jerry Silver: Homeowners and neighborhoods are very upset with ENC decision because new info shows need to do an EIR when project generates over 500 new trips. Also need to republish the MND.

COMMENTS:

- * Jesse Woods: Money used for EIR study can go to benefit the homeowners.
- D. “Encino Commons Gateway Sign” status: Jesse Woods

COMMENTS:

- Michael Hoffman – The planter is an obvious violation to the Americans with Disabilities Act (ADA)
- Jesse woods – Planter surrounds the north pole and the telephone pole. If you cut the planter, then there is no liability.

- **Bill Cartwright – Questioned removal of Oak leaf clusters.**

MOTION #1 by: Bill Cartwright 2nd by: Jesse Woods

“Ask the ENC to reconsider the removal of the larger oak leaves on the gateway sign.”

VOTE: For: 3 Against 6 Abstain: 0 Motion fails

SUMMARY

The committee felt removing the oak leaves would make the sign less objectionable.

E. 6100, 6112 and 6120 N. Lindley Ave. 18051 Topham: Child’s World School expansion plans: Jesse Woods

- a. **Kathy DelleDonne: Raised issues regarding noncompliance of CUP. Furthermore, the CUP is vague and doesn’t mention enrichment programs.**

COMMENTS:

- **School will make presentation at May Committee meeting.**

F. 15800 Ventura Blvd. street tree selection. Jerry Silver

- a. **No discussion**

G. Ventura/Cahuenga Blvd. Corridor Specific Plan Report: Michael Kaufman

COMMENTS: No quorum and no meeting.

- a. **Kathy DelleDonne: parking meter rates are determined but hours are not determined.**

5. OLD BUSINESS.

A. “Encino Design Review Board” Repot: Michael Kaufman, Louis Krokover

- a. **Kaufman and Krokover met with the design board and are waiting for information.**

B. New – “LA City Hillside Ordinance” Report: Louis Krokover

- a. **No discussion**

6. NEW BUSINESS:

A. New Proposed City Ordinance regarding Special Needs Housing: Sue Tuberman, Louis Krokover.

Tom Rothmann will be sending wording for the first draft for the city ordinance. If the project is “for profit”, then the ‘Special Needs’ Housing cannot locate in an R-1 zoned neighborhood.

7. PUBLIC COMMENTS: Comments from the public on non-agenda items within the Board’s jurisdiction.

- **DelleDonne - Formed a sub-committee to rezone RA properties to RE because they are no longer on agricultural land. Brentwood Park is rezoning. Believes baseline mansionization is hodgepodge.**
- **Jerry Silver: Regarding signage – He questioned whether 17 areas between Balboa and Sepulveda had signs. Chase Bank on Rubio is being promoted with a sign.**
- **John Arnstein: Noticed an increase of abandoned shopping carts. Who takes care of them?**
 - **Louis Krokover: Public safety takes care of this issue, not PLU.**
- **Bill Cartwright: Psychic signs - does anyone deal with this issue?**
 - **Michael Hoffman: You can’t prohibit them.**

8. BOARD MEMBER COMMENTS: Comments from the Board on subject matters within the Board’s jurisdiction.

None

9. ADJOURNMENT: Meeting was adjourned at: 9:30

Respectfully Submitted,

Sheela Bhongir

CSUN Urban Studies Intern

(Note: No motions to ENC from April 2, 09 PLU Committee Meeting.)