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PLANNING & LAND USE COMMITTEE REPORT

May 7, 2009

Meeting Place Moved to: Encino Community Center 4533 Balboa Blvd.

The PLU Committee meeting was scheduled to be held at the Encino Women's Club 4924 Paso Robles but was moved to the Encino Community Center auditorium at 4935 Balboa Blvd.

Meeting started at 7:15PM

Committee members present were:

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

Alternate ENC Board Members (Present but did not vote: Laurie Kelson)

Stakeholder Members (4): Norma Landau, Paul Kelson

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

EXCUSED COMMITTEE MEMBERS: John Arnstein, Michael Kaufman, Al Mass, Greg Martayn
Voting Committee Members – 9

Items listed in order of PLU May 7, 09 Agenda:

4. PRESENTATIONS:

- #1. 4726 Petit, 11/12/2008 ENV-2008-4572-EAF, Small Lot subdivision: By Joe Bernstein
(PDF sent to Committee members)

MOTION #1 By: Bill Cartwright 2nd: Jerry Silver

"The RE-9 zoning on 4726 Petit should be maintained and the Small Lot subdivision be opposed."

VOTE: For: 8 / Against 0 / Abstain: 1 - Unanimous – send to consent calendar

SUMMARY: *The committee decided to oppose the approval of this small lot sub divisions. Zoning patterns will increase the density in the area creating more traffic. Neighbors on Lauren Way and surrounding streets do not agree with the economic and aesthetic changes the small lot sub divisions will bring to the community. And, sufficient parking is not provided for the properties.*

- #2. 6100 Lindley - Child's World School: By Ben Reznik. (PDF sent to Committee Members).
Case numbers: ZA-1996-0584(CUZ).CE-1996-0636, CPC-2002-0196(CU), ZA-2007-0187(CU) (ZV), ENV-2007-0188-CE Expansion Plans – Conditional Use Permit for child care facility to allow increase of 100 students.

MOTION # 2 By: Louis Krokover 2nd: By: Nareg Kitsinian

"The project at 6100 Lindley Avenue Child Worlds school as submitted before the committee should be approved".

VOTE; For: 9 Unanimous – send to consent calendar

SUMMARY: *The amendment failed to pass because the majority of the committee members believed that additional signage will not be an aesthetical issue to be concerned about. Child's World has been in existence for 35 years and neighbors haven't complained about the*

signage. Furthermore, there is overwhelming community support to push for approving the project. The project itself does not require any new construction, but to simply add additional signage, build a pedestrian friendly sidewalk, utilize existing space and increase parking spots. These changes will help the child care facility accommodate 100 more children.

- #3 15826 Ventura Blvd. Suite #116. *The Coffee Joint* - Encino Discount Collective - Marijuana Dispensary. Hardship Exemption Application: By Richard Khoury
Council File Number 05-0872-S1 Planning Staff Report case CPC-2007-0280-ICO.
Presentation by Richard Khoury.

MOTION #3 By: Louis Krokover 2nd: By: Paul Keelson

“Recommend that the request for a hardship exemption application on 15826 Ventura Blvd. known as The Coffee Joint not be granted – we do not approve the exemption of the statute according to the ICO statute”

VOTE: For: 8 Against 0 Abstain 1 / Unanimous – send to consent calendar

SUMMARY: *The committee strongly agreed to request that the hardship exemption application to operate a coffee joint/medical marijuana facility on 15826 Ventura Blvd be denied. An ICO prevents any new medical marijuana facilities to be opened until September 2009. The owner can't operate with a hardship exemption without an approval from the city councilmen. Furthermore, the public, while agreeing with the medical benefit of marijuana, strongly disdains the location of the dispensary as it is close to students attending VBS and located in a commercial strip mall.*

- #4. 17777 Ventura Blvd, Bldg Rafael O. Quezada AIA rep for Dr. Josef Mamaliger.
(PDF renderings sent to Committee Members).
Permit #07014-10000-05365 two story addition to existing 2-story bank building (+3047 SF) Convert portion of the bank to restaurant at 1st floor and to (2041 SF) office at 2nd floor. **Re-strap the parking for 75 cars and 2 bicycle parking spaces ***This is part 1 of 2 permits. Permit #07014-10000-05366 One story addition to existing 1-story office building (+1358 SF) and convert the entire building to medical office (4531 SF). ***This is part 2 of 2 permits.

VOTE: For: 0 Against: 0 Unanimous – Take no action

5. CHAIR'S "PIPE LINE UPDATE"

- a. 5130 Yarmouth, condo conversion; Existing 56 unit apt bldg with 50 existing pk'g spaces – replaced with 70 unit condo building 150 total pkg spaces. Presentation by developer June 4.
- b. "DWPCCommittee" water rate tier update: Diane Rosen -- Information in Committee members' folders
- c. 15739 Ventura Blvd. Valley Beth Shalom Expansion Plans status: Jerry Silver Recirculation of City's MND LA Times Apr. 15, '09
- d. 5015-41 Balboa March 24 Hearing Report: Jerry Silver 33 condominiums were approved.
- e. SB 1818 Density Bonus lawsuit - Judge rules in favor of EAHCLA Report: Gerald Silver SB 1818 granted bonus to developers that provided lower income houses in higher density places. The city council approved exceptions that they didn't have to approve. 17 groups filed suit against the city of L.A. and hired an environmental attorney.

6. OLD BUSINESS

- a. "Encino Design Review Board" Report: Michael Kaufman, Louis Krokover In Progress
- b. Ventura/Cahuenga Blvd. Corridor Specific Plan PRB report: Gerald Silver new Jack Weiss appointee to PRB.
- b. New – "LA City Hillside Ordinance" Report: Louis Krokover The mansionization ordinance will be extended south of Ventura for flat areas.
- d. New – "Definitions" of Special Needs Housing Ordinance: Louis Krokover Ordinance is currently being written.
- e. Oak Park down-zoning. Report: John Arnstein, Absent

7. NEW BUSINESS:

- a. Veterans' Housing Resolution: Pulled from the agenda. Issue to be taken up next meeting.
- b. DOT/MOU - NC Resolution from LANCC, Report - Diane Rosen: MOU not yet completed.

8. PUBLIC COMMENTS: Comments from the public on subject matters within the Board's Jurisdiction. None

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

Laurie Kelson comment: Last month's planning meeting was successful. We had positive feedback.

Jerry Silver comment: We should not have long agendas

Laurie: You have to be flexible especially when the public is here and allow them to voice their opinion.

10. Meeting adjourned at 9:49 PM

Respectfully submitted,

Diane Rosen, Chair