



**Encino Neighborhood Council  
Planning and Land Use Committee Notice**

**Tuesday 01/10/2017 @ 7:00 PM.**

**Encino Community Center Auditorium  
4935 Balboa Blvd., Encino CA 91316**

**Executive Officers**

**DEBRA GEORGE  
President**

**VICTORIA MILLER  
Vice President**

**MARK LEVINSON  
Secretary**

**PATRICIA BATES  
Treasurer**

**GLENN BAILEY  
Sergeant at Arms**

**The Encino Neighborhood Council Planning and Land Use Committee  
Will be conducting a meeting regarding the Lot Splitting at 5133 Louise Ave. Encino**

**Interested or concerned residents are urged to attend this meeting.**

**Project Description:**

The proposed project involves the creation of five (5) new parcels from an existing 115,120.35 sq. ft. lot (2.64 AC) and the by-right development of five (5) new Single-Family Residences. The five houses proposed are designed to be consistent with the current homes within the neighborhood and adhere to current developmental standards. The proposed five parcels will be designed in order to meet the minimum lot standards provisioned by the LAMC of a minimum of 17,500 sq. ft. per lot.

The project site has an average width of 172 feet and 630 feet in length. The proposed tract map will obtain frontage and access from Louise Avenue and Andasol Avenue. Louise Avenue is a fully improved street, while Andasol Avenue is currently unimproved. Andasol Avenue is to be extended northerly, including a turning area, and a 25-foot-wide area between the northerly terminus of Andasol Avenue and northerly property line of tract map be dedicated as future street.

The proposed houses range at approximately 4,000 to 5,000 square feet. The houses will comply with all applicable zoning requirements and codes, including density, height, setbacks, lot coverage, and parking. Height is proposed at less than the 45 feet allowed per code. The overall site is planned in response to the topographic contours of the lot, with grading minimized as much as possible.

**Legal Description**

The north half of Lot 7 of Block 17 of Tract No. 2955, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 31, Pages 62 to 70 inclusive of Maps, in the Office of the County Recorder of Said County, being that portion lying North of a line bisecting the East and West lines of said lot.

Except therefrom that portion thereof described as follows:

Beginning at a point on the easterly line of said Lot 7 Distant thereon 157.75 feet Southerly from the Northeasterly corner of said Lot 7; thence Southerly along said Easterly Line, 80.42 feet, more or less, to the mid-point of said Easterly line of Lot 7; thence Westerly along a straight line that passes through the mid-points of the Easterly and Westerly measured at right angles from said Easterly line

**For More information on Encino Planning and Land Use Issues check out  
<http://www.encinonc.org/land-use-committee.php>**



of Lot 7; thence Northerly along said parallel line, 40.00 feet; thence Easterly and Parallel with said Northerly line of Lot 7, a distance of 60 feet; thence Northeasterly in a direct line to a point in a line parallel with a distant 156 feet Southerly measured at right angles from the Northerly line of said Lot 7, said Point being distant Westerly along said parallel line, 185 feet from the Easterly line of said Lot 7; thence Easterly along said last mentioned parallel line, 145 feet; thence Easterly in a direct line to the point of beginning.

Also except all minerals, oil and kindred substances underlying said land as Reserved by A. Ronald Button, ET UX. In Deed recorded November 29, 1937 in Book 15424 page 254, official records.

APN: 2257-014-012

See APN Map Below

## **Next Encino Neighborhood Council General Board meeting will be held on Wednesday, January 25th. Encino Community Center**

### **STAY IN TOUCH**

Encino Neighborhood Council is using NextDoor to notify the community about meetings, road closures, and more. Please join us!

[https://nextdoor.com/choose\\_address/?i=mvjkwafjwhrtdzvqaru](https://nextdoor.com/choose_address/?i=mvjkwafjwhrtdzvqaru)

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

**PUBLIC POSTING OF AGENDAS** - ENC agendas are posted for public review as follows:

glass case outside the Encino Chamber of Commerce office at 4933 Balboa Blvd, Encino Encino-Tarzana Branch Library and the Encino Community Center · [www.encinonc.org](http://www.encinonc.org) · You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

**THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Debra George, Board President, at [\(818\) 971-6996](tel:8189716996) or email via [enc@socal.rr.com](mailto:enc@socal.rr.com)

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.encinonc.org](http://www.encinonc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Debra George, Board President, at [\(818\) 971-6996](tel:8189716996) or email via [enc@socal.rr.com](mailto:enc@socal.rr.com)

### **RECONSIDERATION AND GRIEVANCE PROCESS**

For information on the ENC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the ENC Bylaws. The Bylaws are available at our Board meetings and our website [www.encinonc.org](http://www.encinonc.org)

### **SERVICIOS DE TRADUCCION**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Debra George, Presidente de la Mesa Directiva, al [\(818\) 971-6996](tel:8189716996) o por correo electrónico [enc@socal.rr.com](mailto:enc@socal.rr.com) para avisar al Concejo Vecinal."

For More information on Encino Planning and Land Use Issues check out  
<http://www.encinonc.org/land-use-committee.php>

