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ENC - PLU COMMITTEE MINUTES 2/13/17 DRAFT

1. Call to Order 7:05 P.M., Roll Call, Determination of a Quorum, Present:

Eliot Cohen* (Chair), , Henry Eshelman*, Carol Levin*, Scott Linden*, Al Mass, Diana Menzer, Jo-Dee Becker Secretary.

2. The minutes of the January PLU Meeting were accepted with notation that the motion 3B on Street Vending was moved by Jo-Dee Becker and seconded by Eliot Cohen.

3. Action Items:

A). City Case No VTT-74352 and ENV- 2016-3221-EAF Lot Split as 5133 North Louise Avenue

The ENC PLU was asked by the ENC NC to hear issues related to construction impact on this project. Owners Representatives, Michael Nordberg and Peter Gonzalez, from both SC Planners gave an overview of the matter as follows: The lot split (subdivision) under review is a by right lot subdivision. The project will improve Andasol and create Fire Department access per City requirements. Construction access would be from Andasol with all trucks parking on site. The project would be self-conditioned to prohibit construction parking on Otsego and to park all project related vehicles on site. The adjacent oak tree would be protected by means determined by the City. . The traffic impact is not considered an issue as it will not generate 50 trips and does not impact peak hours.

The following comments are from concerned attendees:

Ed Grading: Concerns included impact on parking and construction traffic in particular parking on Otsego. Mr. Gradinger requested that the owners restrict project traffic to the existing driveway with access from Louise.

Margot Schiff: Concerns about parking on Louise and traffic adjacent to her fence which borders the existing house on the property.

Kathi Rattner: Concerns about the conditions of approval inuring to any new owners if the lots are sold prior to construction. SC Planners answered this "yes".

Sol Silberstein: Concerns about the impact on adjacent properties and how to enforce the conditions of the project. SC Planners said that there will be assign on the project indicating who to contact should such an issue arise.

Motion (by Henry Eshelman) ENC PLU has no objection to the by-right subdivision as presented with acknowledgement of the neighbors' concerns about environmental and traffic impacts. The Applicant agrees to self condition the project by barring construction parking on Otsego and Andasol and will access the property from Louise as much as practical, without affecting the adjoining property.

Second (by Carol Levin)

Approved Passed unanimously

4. Information Item – Presentation: Representatives from Chick-Fil-A

Jonathan Lonner represented the Applicants spoke with colleagues Rob Lombardi and Jerry Overland. Chick-Fil-A is proposing a new building on the corner of Ventura and White Oak in the location currently leased by El Pollo Loco and other businesses. There will be 4 Conditional Use Permits requested for the project as follows:

- 1) To park on the RA-1 portion of the lot
- 2) To extend hours from 7am – 1pm to 5am – midnight.
- 3) To create a portion of the drive through on the RA-1 part of the property
- 4) To create a commercial corner CUP

Additionally they are requesting to adjust the landscaping requirements of the Ventura Specific Plan adjacent to White Oak in order to fit trash and parking

They will be providing a third lane on White Oak for turning into the property and this has been discussed and preliminarily allowed by the Department of Transportation. Traffic on the site is estimated to be reduced for this project versus existing conditions. Delivery and Trash collection was discussed with concerns about the noise and inconvenience caused if that occurs on before opening or after closing hours.

Concerns were discussed about demolition impacts to the community. Concerns were discussed about employee parking. Concerns were discussed about the size and un-neighborly look of the solar shade as presented.

5. Old Business – none

6. Public Comment for Items not on the agenda

A discussion about how the board submits the PLU's concerns to City Council and in particular the lack of timeliness on the part of the Board. It was requested that this be reviewed and corrected so that the PLUs work is submitted in time to be considered by Council.

7. Adjournment 8:48 PM

Minutes Submitted by: Jo-Dee Becker

Edited and Formatted by: Jason Ackerman