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ENCINO NEIGHBORHOOD COUNCIL PLANNING AND LAND USE (PLU) COMMITTEE MEETING

Date: TUESDAY, JUNE 13, 2017

Time: 7:00PM

Location: Encino Community Center
4935 Balboa Blvd, Encino, CA 91316

Stakeholders are invited to hear a presentations from the presenters listed in the action items, below. These items may affect your neighborhood. These developers, projects or presenters are seeking advisory comment from the Encino Neighborhood Council. You may speak and provide oral or written comments for the record on the impacts this project will have on you or your neighbors.

MEMBERS OF THE PUBLIC WHO WISH TO ASK A QUESTION OR SPEAK UNDER PUBLIC COMMENTS ARE REQUESTED TO FILL OUT A SPEAKER CARD AND PROVIDE IT TO THE CHAIR. Any personal information can be released pursuant to the CA Public Records Act.

MOTION(S), DISCUSSION(S), AND A VOTE MAY BE TAKEN ON ALL ITEMS POSTED ON THE AGENDA. At the discretion of the Chair this agenda may be modified as to time slots for agenda items or speakers to accommodate changes at that time

COMMITTEE MEMBERS ON THE ENC BOARD: Eliot Cohen* (Chair), Henry Eshelman*, Carol Levin*, Scott Linden*, Dr. Gerald "Jerry" Silver

STAKEHOLDER COMMITTEE MEMBERS: Al Mass, Diana Menzer, Jo-Dee Becker

ALTERNATE COMMITTEE MEMBER(S): Shelley Billik**

* indicates ENC Board Member, **indicates ENC Alternate Board Member

1. Call to Order, Roll Call, Excused Absences, Determination of a Quorum, Sign-in Sheet, Public Speaker Cards, Code of Civility, Etc.

2. Approval of minutes from May 9, 2017 meeting.

3. Specific Plan Exception Case: "Change of Use to Legalize Existing Synagogue."

(CN:APCSV-2017-827-SPE-SPP / ENV-2017-828-EAF) After 12 years of operation at **18038 - 18042 Ventura Boulevard, Haichal Moshe Synagogue** must file a change of use to allow continued operation of the Orthodox synagogue. The current Certificate of Occupancy is for a pool hall which formerly had an alcohol license. The synagogue use occupies 3,215 square feet of tenant space



of which 2,114 square feet is dedicated to assembly of its members. Since members walk to services on Fridays and Saturdays, the Synagogue only needs the existing parking in the rear for weekday operations. <http://planning.lacity.org/pdiscaseinfo/Caseld/MjEyNzQ50>

Requested Entitlements

The Applicant requests a Specific Plan Exception to allow the existing 10 spaces to serve as the required parking for the project in lieu of the 101 spaces that would otherwise be required for an assembly space of this size due to the nature of how members access the orthodox synagogue. Applicant is also requesting an administrative “Project Permit Compliance” as required by the City for changes of use. Applicant also volunteers to condition itself to allow the parking reduction to only apply to the existing use and tenant so that any new business or religious institution that occupies the space in the future would require a new Planning entitlement.

4. Chick-fil-A Restaurant ZA-2017-3785-CU-SPA

Project Description: Demolition of an existing 2-story commercial building (restaurant, retail, office) with drop-off window and construction of a new 1,999sf Chick-fil-A restaurant with drive-through at 17660 W. Ventura Blvd. Encino, CA 91316.

Requested Entitlements:

- 1) **Conditional Use Permit (CUP) per LAMC Section 12.24 W.27** – Request is to allow extended hours of operation of 5 a.m. to 12 a.m. in-lieu of the Commercial Corner requirements otherwise identified in LAMC Section 12.22 A23; to allow an existing (permitted) pole sign to remain on the subject site; and to allow the transparency requirement to be fulfilled via the use of louvers in lieu of glazing; and the installation of one (1) menu board and canopy adjacent to the proposed drive-thru.
- 2) **Conditional Use Permit per LAMC Section 12.24 W. 37** – Request is to permit the continued operation of a parking lot in the RA-1 Zone.
- 3) **Conditional Use Permit per LAMC Section 12.24 W.17** – Request to permit the operation of a drive-through fast-food restaurant on a parcel in the C4-1VL the lot line of which adjoins a lot zoned RA-1.
- 4) **Project Permit Adjustment per LAMC 11.5.7 E.2.** – Request is for a reduced landscape buffer width of 8’0” in lieu of 10’0” as required by Section 7.3.D.1 of the Ventura-Cahuenga Boulevard Corridor Specific Plan. (Landscape SF exceeds the Specific Plan requirement, only dimension is modified)
- 5) **Environmental Assessment Form (EAF)**

5. Presentation by Adrineh Melkonian Planning Assistant/Policy Planning, who is from the Los Angeles Department of City Planning. Will be giving a talk regarding the Department of City Planning initiative and upcoming Workshop regarding stakeholder participation for the Encino Community Plan Update (Neighborhood Conservation and Commercial Revitalization). <http://www.swvalleyplans.org/> this workshop is scheduled for July 12, 2017. It will start at 6:30 PM and end at 8:30 PM and will be held in the Encino Women’s Club Room 4935 Balboa Boulevard Encino, CA 91316.

6. Public Comment (for Items not on the Agenda, but within the jurisdiction of the Encino Neighborhood Council)

7. Committee Member Comment



8: Adjournment (8:30PM)

The Encino Neighborhood Council (ENC), is a Certified Neighborhood Council of the City of Los Angeles which ADVISES City, other Governmental Officials' and the Community on issues or concerns that are affecting the community of ENCINO. The ENC is made up of volunteers who are ELECTED by the community who live, work or otherwise are involved in the community of ENCINO. The ENC also makes appropriations of City Funds for Community Projects and needs as requested and approved by various committees and the general board.

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 per item, unless adjusted by the presiding officer of the Board or Committee.

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 Encino Community Center www.encinonc.org You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System <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 or email via 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: 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 or email via 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 <http://www.encinonc.org/bylaws.ph>

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 o por correo electrónico enc@socal.rr.com para avisar al Concejo Vecinal.

