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

Date: TUESDAY, August 8, 2017 Time: 7:00PM

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

- 1. Call to Order 7:05 P.M., Roll Call, Determination of a Quorum, Present:**
Eliot Cohen* (Chair), Jerry Silver*, Carol Levin*, Al Mass, Henry Eshelman*, Lee Blumenfeld*, Jo-Dee Becker (Secretary).

- 2. The minutes of the July 11, 2017 PLU Meeting were accepted 7-0-0**

- 3. Action Items:**

**A) Case Number: ZA-2017-3785-CU-SPA Proposed Chick-Fil-A at 17660
Ventura Blvd, Encino, CA**

Three CUPs are being requested: 1) to park on the are in the R zone, 2) to drive through within 30 ft of an R zone and an increase in commercial corner hours. A specific plan adjust ment is being requested for a 2 ft decrease in White Oak Blvd. street side landscaping although overall landscaping square footages are met. An update on issues concerning this case as last presented to the PLU in June 2017, was presented by Jonathan Lonner (CFA).

- 1) Parking was deemed insufficient. A contract for parking across White Oak Blvd at the church was completed for 13 employee parking spaces. Onsite will be 14 car and 6 bike parking spaces.
- 2) Loading on Ventura was a concern. Loading will be from 10 – 12 pm. The last bus comes at approximately 10:22, therefore there will be limited conflict with bus traffic. They may also use the drive through when the restaurant is closed.
- 3) Pole sign was not shown in renderings: The pole sign is grandfathered and the rendering was updated.
- 4) The owner did a 500 ft radius canvassing of the neighborhood, speaking directly to homeowners and left flyers when no one answered the door.

Committee Comment: The applicant appears to be meeting the requirements and requests of the committee. There are still some concerns about parking and

traffic. There are some concerns about the drive through backing up onto White Oak.

Public Comment: None

Motion (Eliot Cohen), Second (Jo-Dee Becker): The Encino Neighborhood Council PLU Committee accepts the Chick-Fil-A project as presented . The Encino NC PLU Committee urges the applicant to manage traffic and congestion during the peak business hours.

For: Al Mass, Jo-Dee Becker, Eliot Cohen

Against: Henry Eshelman, Lee Blummenfeld, Jerry Silver and Carol Levin

The motion failed 3-4-0

B) Case Number DIR-2017-2717-APP and ENV 2718 EAF at 4529 Sherman Oaks Avenue

George Mgdesyan, the property owner, purchased this property for his own office use. The property is in a potential historic district. Dr. Margarita Jerabek, ESA, was commissioned to assess the property's historic value. Her assessment is that this building is not a major contributor to the neighborhood potential district as it does not meet specific criteria for historic value. The City's Valley Project Planning group is also assessing the building. Aviv Kleinman, the Planning Deputy for Councilmember Paul Koretz, was quoted as having is listed as an historic resource but not an historic landmark.

Committee Comments:

- A) please make the project is in conformance with the Ventura Boulevard Streetscape Plan and the Specific Plan for this site.
- B) Although the existing building may not be historically significant in the larger sense, it is a very good building; the new building does meet up to the standard of the existing building.

Public Comments: None

Motion: (Eliot Cohen), Second: (Jo-Dee Becker) The ENC Neighborhood Council PLU supports the proposed project for 4529 Sherman Oaks Avenue. The committee is mindful that a unique mid century architectural building will be lost and urges the applicant to make a more significant architectural response on the Sherman Oaks Boulevard elevation.

For: Carol Levine, Jerry Silver, Jo-Dee Becker, Lee Blumenfeld

Against: Al Mass, Henry Eshelman,

Abstained: Eliot Cohen

The motion passed 4-2-1

C) Letter to the City Council

Jill Stewart of the Coalition to Preserve Los Angeles spoke about the need to create more transparency in the L.A. Planning Department. She requested that

the committee review and adopt a letter to City Council asking for public involvement in rewriting the general plan.

Motion (Eliot Cohen), Second (Jerry Silver): The Encino NC PLU Committee endorses this letter as written.

THE MOTION PASSED WITH UNANIMOUS CONSENT.

D) Motion for Community Organization

Jill Stewart of the Coalition to Preserve Los Angeles spoke about the need to create more transparency in the L.A. Planning Department. She requested that the committee review and adopt the motion presented as item 3D.

Motion (Henry Eshelman), Second (Lee Blumenfeld): The Encino NC PLU Committee accepts as written the motion for General Plan consent.

THE MOTION PASSED WITH UNANIMOUS CONSENT

4: Public Comment (for items not on the agenda)

None

5: Committee Member Comment:

Jerry Silver: The General Plans and subsequent plans are our guiding principles for City and project planning. It is important, this it be well thought out, open to the public and transparently determined.

6: Adjournment: 9:02 PM

Respectfully Submitted,
Jo-Dee Becker
Formatted by,
Jason Ackerman