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

**Date: TUESDAY, September 12, 2017 Time: 7:00PM**

**Location: Encino Community Center**

**4935 Balboa Blvd, Encino, CA 91316**

Stakeholders are invited to hear 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 SILVER PH. D\*

**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

The public who wish to ask a question or speak under public comments are requested to fill out a form and provide it to the Committee Chair.

**MOTIONS, DISCUSSIONS, AND A VOTE MAY BE TAKEN ON ALL ITEMS POSTED ON THE AGENDA**

**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 JUNE 13, 2017 meeting.**

**3. Action Items:**

**3A: McDonalds Remodel: DIR 2017-3143** McDonald's restaurant located in 15700 Ventura Blvd. Encino CA 91436 will have a modification to both its exterior and interior and include a 1,022-square

foot addition to relocate the basement refrigeration to the main floor level. This move is to help minimize the need for employees to go up and down the stairs carrying food.

For the site scope of work, accessibility is the main concern. The latest accessibility code requirements will be met by providing new curb ramps and re-striping of the accessible parking stalls. The accessible parking stalls will also have new black concrete re-surfacing that will meet all the minimum slope requirements. New parking signs will be installed. The existing transformer and vault will be replaced with new. Parking and drive aisles will be re-striped. New directional signs will be installed. New bicycle racks for both short-term and long-term parking will also be provided.

The exterior will be upgraded to match the latest McDonald's style by eliminating the existing mansard roof and replacing it with a more modern finish. Aluminum canopies and trellis' in strategic locations such as over the entries or windows will help shield patrons from the sun. New LED lighting systems will also be installed to replace the inefficient fluorescent fixtures currently in place. There will be 2 new brand walls installed to act as building accents and break up the paint colors of the building.

The interior will receive new seating and ceiling treatment that's been approved by McDonald's Corporate. We'll provide new accessible seats as well as replace the ordering counter to better serve customers with disabilities. Again, new LED lighting fixtures will be provided to replace the fluorescent ones.

Restroom finishes will be replaced and upgraded to meet accessibility requirements. The kitchen layout will be revised for a more efficient flow.

### **3B: SUBJECT PROPERTY: 16161 VENTURA BLVD (CPC-2017-3172)**

**Project Description:** The Applicant seeks to tear down an existing 2 story office building located at 16151,16155,16161,16163,16163-1/2 and 16201 W. Ventura Blvd. and redevelop to develop an approximately 39,421 SF (.9 acre) site with a new multifamily residential building providing a total of 114 dwelling units (in lieu of the 134 units that are permitted on the site) inclusive of 11 units as restricted affordable for very low-income households and 2 live/work units fronting on Ventura Blvd. The proposed project will be constructed to the allowable height of 86 feet in six stories with some mezzanine units on part of the building and with all required step downs to 3 stories on Ventura Blvd required by the Specific Plan. The proposed project will provide all required automobile parking spaces (111 parking stalls) pursuant to the City's Density Bonus Parking Option 1 and LAMC Section 12.21 A.4. The proposed project also includes more open space than required, less lot coverage than allowed, a lower number of residential units than otherwise permitted and a smaller building than otherwise allowed. The proposed project is consistent with the Ventura Cahuenga Boulevard Corridor Specific Plan and the Los Angeles Municipal Code, as well as, the City of Los Angeles General Plan and Encino-Tarzana Community Plan. **The project seeks no variances, adjustments, zone changes or general plan amendments.**

**Requested Entitlements:** The Applicant seeks approval of **Vesting Tentative Tract Map 77140** to merge two existing lots into one lot; a determination of **Density Bonus/Affordable Housing Incentives** to set aside 11 units as restricted affordable for very low income households, including an On-Menu Incentive for FAR of up to 3:1 for developments within 1,500 feet of a Major Transit Stop and one Off-Menu Incentive to implement the allowed height of 86 feet, in keeping with the provisions of the Municipal Code; approval of a **Project Permit Compliance** for a project within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan; findings for a **Site Plan Review** for a development consisting of 50 or more dwelling units; and **Waiver of Dedication and Improvements** as allowed by the City's Mobility 2035 Plan for sidewalk widening along Ventura Boulevard

**3C: Planning Appeal Fees:** A huge increase in Planning Appeals Fee's is being proposed by Richard Llewellyn, Eric Garcetti's Mayoral Office attorney, who is currently serving as "Interim CAO. The current fee of \$89.00 which allows residents and activist groups to file an appeal may under the current proposal be raised a whopping 15100% to \$13538.00 according to the LA Times (<http://www.latimes.com/local/lanow/la-me-ln-fee-hike-20170829-story.html>). **Proposed Motion:** The Encino PLU Committee opposes such a fee increase as it would freeze out appeals except from the wealthiest individuals and groups and give developers a big gift of silencing their opposition.

#### **4: Public Comment for Items not on the Agenda within the ENC's Jurisdiction**

#### **5: Board Comment**

#### **6: Adjournment (9:00PM)**

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](http://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](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: [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 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 <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](mailto:enc@socal.rr.com) para avisar al Concejo Vecina