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

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

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

**1. Call to Order 7:02 P.M., Roll Call, Determination of a Quorum,**

**Present:**

Eliot Cohen (Chair)\*, Shelley Billik\*, Lee Blumenfeld\*, Carol Levine\*, Scott Linden\*, Al Mass\*, Jerry Silver\*, Jo-Dee Becker(Secretary).

**2. The minutes of the 8/8/17 2017 PLU Meeting were accepted by consent**

**3. Action Items:**

**A. McDonalds Remodel: DIR 2017-3143**

Chris Samson presented an update on the McDonalds at 15700 Ventura Blvd. at Haskel Avenue which is scheduled for a remodel and addition. They will be bringing all ADA items up to code and will add a small back of house addition. The building remains under the allowable square footage and over the requirement for parking. Owner, Steve Ho, also spoke to add details on the project.

**Committee Comment:** Issues: ADA questions were asked and answered. 4 HC spaces will be provided. All ADA issues will be addressed.

**Public Comment:** Issues: No variances are being requested. Construction will take about 8 weeks, All construction will be staged on site. There will be no changes to the ingress or egress for the site.

**Motion:** The ENC PLU approved the remodeling plans of the McDonalds at 15700 Ventura Boulevard, Encino CA 91436 as presented.

Moved by Eliot Cohen; Seconded by Carol Levin

**Public Comment:** None  
**Motion Passes 8-0-0**  
**Unanimous Consent**

## **B. Subject Property 16161 Ventura Boulevard, (SPC-2017-3172)**

Daniel Briceman, Owner, spoke about the project. In response to PLU Committee feedback, the project has been reduced in scale and additional parking spaces have been added. There will be 111 parking spaces and 125 bicycle spaces provide. The building would take about 18 months to construct.

Robert Glushon, Attorney for the Owner, spoke about the density bonus laws and other by right allowances.

Winston Lee, Architect for the project, spoke about the design.

Due to the large attendance for this item, it was decided to take public comment first.

### **Public Comment:** (list of speakers at bottom of these meeting minutes)

Comments were shared by the following (not in order):

Jesse Woods, Bill Wade, Lynn Walker, Linda Mero, Tamara Levy, Sara Katz, Carol Salomons, Anita Barrett, Fran, Mark Opastor, Dr. Ozlem Equils, Karen Levin, Ed Burnham, Elain Newman, Ronnie Clemmer, Debbie Watson, Lori Tabb, Barry Heins,

### **Issues:**

- Parking:** Not enough parking provide on site for the units. 183 spaces would be required by County planning rules. The current lack of parking forces 50 cars into the residential neighborhoods. Request to add guest parking.
- Privacy.** The homes behind the building would be impacted by the 7 story face of the building. Requested not to have balconies on that side of the building. (Owner: there will be robust trees in the back to help with privacy).
- Construction:** Concern was raised about construction traffic, noise and dust and the health impacts of this work on the community.
- Aesthetics:** Concern about what this building looks like from behind. – 7 stories is larger than other residential projects and community standards.
- Density:** Concern about too much density when other residential buildings on Ventura are much smaller in height.
- School Capacity:** Concern that schools are already at capacity and the project would further impact crowded classrooms.
- Neighborhood needs:** Preference for more neighborhood services and not more housing
- Environmental Impact** Concern that the full impact is not being addressed or studied. Categorical Exemption is being requested but it is too early to determine what the City will require.
- Speeding:** Concern about more cars speeding through residential neighborhoods to avoid traffic on main arteries.
- Obstruction of Views:** Concern about obstruction of views and sunshine for neighborhood behind the building.

Ingress and Egress: Concern about turning to cross Ventura Boulevard and it's impact on traffic, safety. (Owner: there is currently left turns allowed and he hopes to maintain those)

Throughput to 101: Concern that there will be more traffic trying to pass through to the 101 ramps.

Ingress ramp: concern about the steepness of the ramp to parking as another project by the architect has a very steep ramp which is a safety concern.

Communications: Disappointment about lack of communication or notification to a wide group on this project.

Question: Is this a done deal or does the community input get consideration?

Neighbor sensitivity: New projects are inevitable, but will they be sensitive to the community? How can this community change regulations?

**Committee Member Comments: Issues:**

Q: What is the lot size?

A: 140 x 280 approx.

6 – 7 stories is too high

Traffic study by the City is in progress

Sewer is currently only 6" in this area and was installed in 1964.

Q: Can the low income be limited to Veterans?

A: No

Q: how will the 111 parking spaces be assigned?

A: they will be rented to the units based on need.

The project will continue through the City process of approval. A hearing date is not yet set. Paul Koretz is the key for the community to contact and express their concerns. This is a by-right project.

Interested community members should attend the next Encino Neighborhood Council Meeting on September 27, 2017

**Motion:** The Encino NC, PLU committee has received several detailed presentations and extensive written documentation describing a proposed 114 unit, 86 ft. high, mixed use project at 16161 Ventura Blvd., Encino. The project is described in detail in the PLU agenda, dated September 12, 2017. The developer has asserted that the project qualifies for approval for numerous entitlements by right.

"The state of California calls for high-density development near transit stops, while requiring a certain percentage of lower-income units. Yet, the experience with this kind of "inclusionary zoning" is not a happy one. Such laws tend to increase the prices for market-rate housing, raising the prices for everyone else, including the more numerous poor who do not win the "affordable housing" lottery." [Joel Kotkin and Wendell Cox, Los Angeles Daily News - September 9, 2017]

After receiving extensive public comment in opposition to this project, the PLU committee makes the following recommendations:

1. That the Encino NC go on record to oppose the project as described.

2. That the traffic, parking, access and vehicle capacity on Ventura Blvd. cannot support this 114 unit mixed use project.
3. That the Encino NC urges the City of Los Angeles to reconsider its “inclusionary zoning” policy and mobility policy that seek to force residents out of their cars and on to foot, bicycles or mass transit.
4. The project is out of character with other housing along Ventura Blvd. in the Encino corridor. [amended by Blumenfeld]

Moved by Jerry Silver Seconded by Carol Levin

**Motion Passes 7-0-1 (Billik)**

### **C Planning Appeal Fees:**

The Committee discussed the proposed increase in the Planning Appeals Fee being proposed by Richard Llewellyn, Eric Garcetti’s Mayoral Office Attorney.

Interested parties should call Paul Koretz and or Aviv Kleinman to voice their concerns.

**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.

**Public Comment:** No opposition to the motion

Moved by Eliot Cohen; Seconded by Carol Levin

**Motion Passes 8-0-0  
Unanimous Consent**

**4. General Public Comments** None

### **5. Committee Member Comments**

2 motions were passed last month by the PLU and brought the ENC Board. Debra George, Board President did not move these motions forward to the City departments as required and expected.

**6. Adjournment** 9:10 PM

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