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

**Date: TUESDAY, OCTOBER, 10 2017 Time: 7:00PM**

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

**Present:**

Eliot Cohen (Chair)\*, Lee Blumenfeld\*, Carol Levine\*, Gerry Silver\*, Henry Eshelman\*, Diana Menzer, Greg Zeisler(Secretary).

1. **Call to Order 7:07 P.M., Roll Call, Determination of a Quorum,**
2. **The minutes from the 9/12/17 2017 PLU Meeting were not available for approval. Minutes will be reviewed at the 11/9/17 meeting.**
3. **Discussion Items:**

**A. Permanent Supportive Housing (PSH) Ordinance CPC-2017-3136-CA**

The Encino PLU drafted a motion urging the Dept. of Planning and City Council not to adopt Permanent Supportive Housing Ordinance CPC-2017-3136-CA. while asking for an immediate moratorium to be instituted until the Planning Community finalizes the specific Community Plans for their neighborhood.

Eliot Cohen reported that the Office of the City Attorney requested that the PLU table the motion. The City Attorney's Office requests that the motion be rewritten in a more impartial manner such that it does not give the impression that the committee had formed an opinion prior to open conversation and debate. Mr. Cohen commented that through conversations with Aviv Kleinman, Councilman Koretz has promised to have his housing leader present at the next PLU Committee meeting.

**Committee Comment:** Members of the committee confirmed that the motion was not discussed prior to the meeting. The members discussed that the committee is chartered to and has the right to inform policy, but not make policy.

**Motion** (Eliot Cohen): The ENC PLU will table discussion on the PSH Ordinance until the 11/9/17 meeting,

Second (Carol Levin)  
**Public Comment:** None  
**Motion passes with consent.**

**Committee Comment:** Lee Blumenfeld offered an amendment to the motion. LA City should give neighborhood councils ample time for public comment

**Motion** (Eliot Cohen): The ENC PLU advises that LA City needs to give neighborhood councils ample time for public comment on planning items prior to approval by the LA City Council.

Second (Carol Levin)  
**Motion passes 6-1 (Eshelman dissent)**

**Committee Comment:** Eliot Cohen advised the community attendees that the ENC PLU meets the 2<sup>nd</sup> Tuesday of every month, and the full ENC meets on the 4<sup>th</sup> Wednesday. The community can view documents on the ENC website and sign up for early notification.

**B. Regarding the Ventura-Cahuenga Boulevard Corridor Specific Plan- Amendment (Related Council File: 05-0366)**

The LA Planning Dept. Policy Division is working on all overlay districts, including the Ventura-Cahuenga Boulevard Corridor Specific Plan along with the Community Plan Updates. On September 19, 2017, the Los Angeles City Council's Planning & Land-Use Management (PLUM) Committee passed the Motion [Council File 17-1071] below that reads in part:

"It is important that any revision of the Specific Plan be done in coordination with the overdue and necessary updates to the Community Plans that serve this area, and that a robust public participation element be crafted to make this effort open and community-oriented."

"(The Encino Neighborhood Council) THEREFORE MOVE that the City Council instruct the Department of City Planning, with the assistance of the Department of Transportation, City Administrative Officer (CAO), and the Chief Legislative Analyst (CLA), to prepare a report in 60 days that identifies options for amending, supplementing, overlaying by neighborhood, or revising the Ventura-Cahuenga Boulevard Corridor Specific Plan, including information on the costs, staffing needs, and timeline for each option as well as the identification of funding sources to meet those options."

"(The Encino Neighborhood Council) FURTHER MOVES that the City Council instruct the Department of City Planning, with assistance from the Department of Neighborhood Empowerment, to report back on options for creating a robust public participation process that will allow each of the six neighborhoods within it to robustly contribute on a continual basis throughout."

**Committee Comment:** The committee reviewed a presentation developed by Gerald Silver. Lee Blumenfeld commented that if the first amendment goes through city council as written, apartment buildings can be built along the Ventura Corridor without any parking if they include low income housing.

The presentation outlined two motions:

- i. **Motion 1: Support for Specific Plan Revision** - The ENC PLU Committee believes that the Encino NC should have early on “robust public participation” and involvement in the updating and revision of the Specific Plan revision process. Given the increasing density, congestion and traffic on Ventura Blvd., the Encino NC PLU committee urges the LA Planning Dept. to give major consideration to the following recommendations when revising the Ventura-Cahuenga Boulevard Corridor Specific Plan:
  1. No additional residential units, such as condos, or apartments be permitted on Ventura Blvd.
  2. No mixed-use projects should be permitted, and no mixed-use density bonuses be allowed.
  3. New signage rules must be put in place to prevent sign “modernizations”, including digital billboards.
  4. Maximum allowable build-out should be reduced, until traffic problems are resolved.
  5. Project Impact Assessment (PIA) fees should be adjusted upwards to generate needed funds for street improvements.
  6. Planned street and intersection improvements must be implemented before any new construction is permitted.
  7. New uses along Ventura Blvd. should primarily serve local residents, not add more residents.
  8. Building height and bulk should be reduced and building setback requirements increased.
  9. Exceptions, variances or other deviations from the Plan should not be permitted.
  10. No more density bonus incentives for new development should be issued
  11. Honest, reliable and complete traffic studies must be conducted before any new project is approved.
  12. Shared parking arrangements should not be permitted.
- ii. **Motion 2: Support for Interim Control Ordinance** – The ENC PLU believes the LA City Planning Department should issue an Interim Control Ordinance (ICO) “Moratorium” on new construction over 45 feet in the Ventura Blvd. Specific Plan

**Public Comment:** The committee addressed a question from the public regarding a specific project along Ventura Blvd between Genesta and Amestoy. The committee reported that this project does not yet have an official planning number. The project will be brought to the ENC PLU after a planning number has been assigned.

**Motion** (Henry Eshelman): The ENC PLU requests that the presentation be included as a formal part of the meeting minutes.

Second (Carol Levine)

**Motion passes with consent. (7-0).** Presentation has been submitted as a separate attachment along with the meeting minutes.

**Motion** (Gerry Silver): The ENC PLU Committee should discuss the suggested motions as presented.

Second (Henry Eshelman)

**Motion passes with consent (7-0)**

**Committee Comment:** Lee Blumenfeld commented that the hierarchy of planning proposals flows from City to Community to Neighborhood. This creates many constituents with different and often competing motives. Mr. Blumenfeld expressed

concern that without a proper plan in place, there may be loopholes allowing for new developments to be approved prior to a new plan approval. Greg Zeisler expressed that our communities are at a crossroads with the desire to gentrify while maintaining concepts/values/provisions of the neighborhood. The committee and community should have strategic conversations on how to best balance the two.

**Public Comment:** As no speaker cards were available, speakers will be identified as Speaker 1, Speaker 2, etc for the purpose of the minutes.

- Speaker 1 – A member from the neighboring Woodland Hills Community expressed concern over the overarching impact of the pending Warner Center Project (17,000 seat stadium with housing, etc.).
- Speaker 2 – Asked the committee to consider the perceived housing crisis as the population of Los Angeles communities is growing
- Speaker 3 – Expressed concern over non-sustainable growth taxes existing infrastructure such as sewer, water, traffic, electricity, schools. The current infrastructure might not be able to support further growth
- Speaker 4 – Commented that the recent “mixed-use” developments that have come on-line have empty store fronts and unrented units
- Speaker 5 – Commented on the status of the abandoned Firehouse #83. Eliot Cohen commented that the site has been looked at for many years and believes the site has significant contamination needing remediation due to the underground gas tanks.
- Speaker 6 – Kathy Delle Donne. Kathy Delle Donne currently serves as President of the Ventura Cahuenga Planning Review Board, 3<sup>rd</sup> Council District Appointee (Tarzana). Kathy commented that the Ventura Cahuenga Plan has been referred to the Los Angeles City Planning and Land Use Management (PLUM) Committee but not yet discussed. There may be consideration for a community overlay as each community may be addressing separate and distinct needs and desires. Plan Review Board for the Ventura-Cahuenga Boulevard Corridor Specific Plan meets on the First Thursday of each month @ 2:30 at 6262 Van Nuys Blvd, 3<sup>rd</sup> Floor. Kathy refused to give any contact information that would let concerned stakeholder contact her.

**Motion ():** Combine Motion 1 and Motion 2 into a single motion  
Second (Carol Levine)

**Motion Denied (6-1)**

**Motion (Eliot Cohen):** The ENC PLU approve Motion 1: Support for Specific Plan Revision as presented.

Second (Carol Levine)

**Committee Comment:** Greg Zeisler asked for clarification on the definition of “mixed use” as referenced in the motion. The committee indicated that they have adopted the formal LA City definition of mixed use which is a combination of residential and commercial.

**Motion passes with consent (7-0)** (Cohen proxy vote for Eshelman)

**Motion (Eliot Cohen):** The ENC PLU approve Motion 2: Support for Interim Control Ordinance as presented

Second (Greg Zeisler)

**Motion passes with consent (7-0)** (Cohen proxy vote for Eshelman)

### **C. Reconsideration of Planning Appeal Fees**

At the September 12 meeting, the ENC PLU approved with consent a motion to oppose increases to the Planning Appeals Fee being proposed Richard Llewellyn. The concern is that an increase in fees would create a financial barrier to formally appeal proposed plans. The motion was not adopted by the ENC due to a transcription error in the proposed fee hike.

**Motion** (Eliot Cohen): The ENC PLU moves to resubmit the motion to the ENC with the corrected fee value.

Second (Lee Blumenfeld)

**Motion passes with consent (6-0)** (Eshelman excused from meeting prior to vote)

**4. General Public Comments – None**

**5. General Board Comments – None**

**6. Meeting Adjournment – 8:43**

Respectfully Submitted,  
Greg Zeisler