



Officers:
ALEX GARAY
President
VICTORIA MILLER
Vice President
KARIE PURCELL
Secretary
PATRICIA BATES
Treasurer
LEE BLUMENFELD
Sergeant at Arms

Tuesday, November 13, 2018
ENCINO NIEGHBORHOOD COUNCIL
PLANNING AND LAND USE (PLU)
COMMITTEE MEETING MINUTES
Location: Encino Women's Club
4924 Paso Robles Ave., Encino, CA 91316

The following minutes correspond with this Agenda: <http://www.encinonc.org/docs/34483203-5216.pdf>

Present: Eliot Cohen (Chair)*, Lee Blumenfeld*, Gerald Silver*, Henry Eshelman*, Carol Levin*, Al Mass, Diana Menzer, Jo-Dee Becker (Alt Secretary)

* Indicates ENC Board Member/Alternate

1. Call to Order 7:07 P.M., Roll Call, Determination of a Quorum

2. Approval of Minutes from Prior Committee Meeting

A. Discussion and approval of Minutes

Motion: (Cohen) The Encino PLU moves to approve the 10/9/18 minutes as submitted

Second: (Eshelman)

Comments: None

Motion passes with consent (7-0-0) Minutes approved as submitted. (Al Mass had not yet arrived)

3. Action Items/Discussion Items

3-A. PLU-18-11-0005 Discussion and Possible Action Re: 4741 Libbit Avenue. Apartment Project. ENV-2018-5438-EAD/DIR-2019-5437-DB.

The project was present by Renee Schillaci. It is for a 60,000 sf, 5-story building, using a density bonus to build 46 units with 60 parking spaces and 44 bike spaces.

Public Comments:

- Questions about apartment size pricing: The apartments will range from 790 to 2200 sf. The plan is for 21-1 bedroom units and 25-2 bedroom units. 4 will be very low income units ranging from \$397 to \$497 per month.
- Question about the 5th floor: It is set back 50 feet from the southern property line. The building height is 56'. The fourth floor is as tall as the adjacent building on Ventura and Libbit.

- Question about trees on the southern property line: The plan is for palm trees. The neighbors are concerned about privacy and want something that will afford more coverage than palms to buffer the south side.
- Question about traffic on Libbit which is single lane southbound: The City is requiring a 2 ft. widening. Neighbors feel that it is not enough considering traffic, delivery trucks and mail trucks.
- Support for project density bonus was given.
- Concern was raised about the 12 foot southern setback. Neighbors request 15 foot setback.
- Concern was raised about the low number of parking spaces which could force residents to park on neighboring streets.
- Request to have the committee deny the project due to its size, the number of units, the height of the building and the size of the setbacks.
- Concern was raised about the pool and community areas on the 4th floor roof due to the hours of operation (8 am to 10 pm) and the potential amount of noise.
- A request for a neighbors meeting was made.

Committee Comments:

- A suggestion was made for limiting the project to 45 feet height and 33 units with no density modifications.
- Information was given about a December 6th 2018 Community Plan Update which could be used to curtail the density bonuses.
- There is an ordinance which requires a minimum size of 800 sf per unit. It is Ordinance 174994 Encino/Tarzana Community Plan. This project would require an amendment to override this minimum requirement. The State density bonus may be overridden by the City of Los Angeles.
- Concern was stated about the privacy for the neighbors.
- A request was made for a covenant to maintain the street trees in perpetuity. The project representatives agreed.
- There may be a need to upgrade the 1954 installed sewer that serves this site.
- A suggestion was made for 1 parking space per bedroom which would total 71 for this project as presented.
- The traffic study was not presented which is problematic.

Motion: (Cohen) The ENC PLU does not support the 4741 Libbit Avenue apartment building as presented on November 13, 2018 due to the lack of parking and guest parking, the height of the building, noise issues, privacy issues for the adjacent houses and traffic issues on Libbit which is a narrow street. Additionally, the building does not comply with the minimum sq. ftg. required by Ordinance 174994 of the Encino/Tarzana Community Plan.

Amendment: (Blumenfeld) Add the following: The ENC PLU would support a building with by-right adherence to the number of units, height, setback and parking requirements and which conforms to the original zoning requirements of 174994.

Second: (Eshelman)

Amendment passes 5(Yes)-2(No)-1(Abstain)

Amended Motion PLU-18-11-0005 passes with consent 8-0-0.

3B. PLU-18-11-0006: Discussion and Possible Action to weigh in on “Recode LA”. Process and Procedures Ordinance; Case No. CPC-2016-3182-CA; Council File 12-0460-S4, CEQA Case No. ENV-2016-3183-CE.

Committee Comments:

- Recode LA will violate the City Charter by giving more authority to the Planning Commission and less to the Neighborhood Councils and City Council.

Motion: (Cohen)

The Encino Neighborhood Council opposes, in the strongest possible terms, the Processes & Procedures Ordinance; Case No.: CPC-2016-3182-CA, Council File 12-0460-S4, CEQA Case No. ENV-2016-3183-CE. The ENC opposition is due to the facts that ordinance weakens safeguards, handcuffs public participation, limits or kills existing public notices and the public’s rights to appeal many land-use decisions and gives un-appealable decision making power to unelected, political appointees. Furthermore, this Ordinance delegates local control of building decisions to administrators, commissioners, and bureaucrats who have no idea of local concerns, conditions, traffic and continuity of the neighborhood(s) in question.

Second: (Silver)

Motion passes by consent 8-0-0

4. Public Comments

None

5. Committee Member Comments

None

6. Adjournment: 8:50 P.M.

Minutes respectfully submitted by: Jo-Dee Becker
Editing and Formatting by: Jason Ackerman ENC Office Manager