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NOTICE AND AGENDA: ENCINO NEIGHBORHOOD COUNCIL PLANNING AND LAND USE (PLU) COMMITTEE MEETING

Date: Tuesday, March 12, 2019

Time: 7:00PM

**Location: Encino Women's Club
4924 Paso Robles Ave., Encino, CA 91316**

Residents and Stakeholders are invited to hear presentations from the presenters listed in the action items and informational 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.

1. Call to Order: Roll Call, Determination of a Quorum, selection of voting PLU Committee Members, Selection of Secretary for this meeting.

Committee Members on the ENC Board:

Eliot Cohen* (Chair), Henry Eshelman*, Carol Levin*, Dr. Gerald Silver*, Lee Blumenfeld*

Stakeholder Committee Members:

Diana Menzer, Jo-Dee Becker, Greg Zeisler MPH, Al Mass

Alternate Committee Member(s): Steven Turner**

*Indicates ENC Board Member, **indicates ENC Alternate Board Member, no more than a total of 5 Board Members and/or Alternates May vote on the same item during the course of a Committee Meeting.



2. Approval of Minutes of Prior Committee Meetings

- 2-A Discussion and Possible Action to Approve the Draft 02/12/2019 PLU Committee Meeting Minutes <https://www.encinonc.org/docs/34483287-5271.pdf>

3. Action Items (Votes may be taken on all Action Items)

3-A Discussion and Possible Action re: Encino Courtyard 7401-17433 W. Ventura Blvd.

Project Description: Remodel of an existing approximately 106,000 square foot multi-tenant, multi-level retail center, including the continued maintenance of a fitness club. **Case Numbers:** ENV-2018-7514-CE; ENV-2018-7520-CE; ZA-2018-7513-MCUP-SPP; ZA-2018-7519-MPA; ENV-2018-7521-CE; ZA-1991-1167-ZV-PA1

Requested Entitlements:

[1] Project Permit Compliance <https://www.encinonc.org/docs/34483287-5273.pdf> (including approval of a Master Sign Program <https://www.encinonc.org/docs/34483287-5272.pdf>) for the remodel of retail center;

[2] Master Conditional Use for On and Off-Site Alcohol (this covers retail store and four (4) restaurants); <https://www.encinonc.org/docs/34483287-5274.pdf>

[3] Master Plan Approval for off-site consumption in connection with the Master conditional Use Beverage (MCUB this is for retail store only); and

[4] Plan Approval in connection with the previously approved Zone Variance to permit the continued maintenance of/and to relocate the fitness club use upstairs. <https://www.encinonc.org/docs/34483287-5275.pdf>

MOTION: PLU-19-03-0012: TBD

3-B Discussion and Possible Action Opposing State Senate Bill 50 Council File: 19-0002-S38 (PLU-19-02-0011)

Please read the 8-page bill before reading the following 2 pages worth of diatribe.
<https://www.encinonc.org/docs/34483287-5277.pdf>

Background: Senator Scott Wiener's Bill (SB-50) is anti-family, anti-neighborhood and hurts retirees and working-class neighborhoods including historic preservation sites. Scott Wiener under cover of California's Housing Crisis has "authored" a bill that the developers' lobby (YIMBY) has promoted that nullifies all local control of zoning and their inherent safeguards. These zoning safeguards are what makes neighborhoods viable.

Some of the pernicious effects hidden in SB50:

- Forces cities to allow luxury towers in single-family areas.
- Up-zones thousands of beautiful streets to 6- and 8-story apartments if an area is "jobs-rich with good schools."
- Up-zones thousands of single-family areas within a 1/4 mile of a frequent bus stop or 1/2 mile of a rail station.



- Lets developers sue any city that tries to stop them.
- Cuts parking to zero, claiming residents of transit-rich areas "use transit."
- Falsely claims to protect renters & sensitive communities.
- Strips protections of many Historic Preservation Overlay Zones and historic buildings.
- Lets developers wipe out setbacks, backyards, green belts.
- SB 50 gives developers zoning control over thousands of residential streets, wipes out development standards in nearly all California cities and displaces thousands of working-class and middle-class people in favor of 1-bedroom luxury apartments with no parking spaces.
- Allows Transportation Authorities to de-facto up-zone neighborhoods by increasing frequencies of buses running to a 15-minute interval.
- Gives outrageous, extensive power to developers, forcing cities to allow luxury apartments in single-family areas if the developer includes a few affordable units.
- Up-zones thousands of single-family areas within a 1/4 mile of a frequent bus stop or 1/2 mile of a rail station.
- Falsely claims it will protect undefined "sensitive communities" from its upheaval.

SB-50 is a gift to developers who will be free from zoning encumbrances, who no longer have to worry about project approval and objections by its neighbors. The net result will be Millions of dollars in additional profits to developers and a large diminishment of property values to single family homeowners due to the imposition of 6 to 8 story apartment buildings overlooking their homes, their largest investment.

Councilmember Koretz Formally Opposes SB 50

This week, Councilmember Koretz introduced a resolution in formal opposition of California State Senate Bill 50 (Wiener) that ostensibly seeks to mandate upzoning in cities throughout California to increase affordable housing and density along transit corridors regardless of local jurisdiction's zoning laws.

The resolution points out that SB 50 would allow construction of higher density multi-family housing developments near major transit stops that are out-of-compliance with local land use regulations and procedures and requests that the City of Los Angeles oppose the bill in its 2019-20 State Legislative Program, unless the bill is amended to exclude the City of Los Angeles from its provisions. Los Angeles already has its own increased density mechanisms that are being tailored to better fit the city's many unique neighborhoods.

Councilmember Koretz pointed out that "While we all agree that we need to build more affordable housing, particularly near transit, SB 50 focuses mainly on the creation of market-rate housing and takes away planning oversight from local jurisdictions. Furthermore, Los Angeles is more progressive than many California cities in that it already incentivizes multifamily development through Measure JJJ and the Transit Oriented Community program – both of which could be set back if SB 50 becomes law. State control of local zoning undermines not only the integrity of cities and counties, but strips residents of their ability to engage in a meaningful planning and community building process. The passage of SB 50 would still threaten single-family neighborhoods in CD5 and elsewhere, where we could look forward to seeing tall narrow 4 to 5 story buildings towering over single-family homes until they are squeezed out and many analysts of the bill say they could still could be much taller."



Council Member Koretz's motion CF: 19-0002-S38

http://clkrep.lacity.org/onlinedocs/2019/19-0002-S38_reso_02-27-2019.pdf

is follow up to a prior motion calling for The Planning Department to work with the City Attorney's Office to study and report back on SB-50

http://clkrep.lacity.org/onlinedocs/2018/18-1226_mot_12-12-2018.pdf

MOTION: (PLU-19-02-0011) The ENC PLU Committee supports CF 19-0002-S38 and Councilman Koretz's opposition to SB-50 and urges the City Council to strenuously oppose passing of Scott Wiener's' Bill, for these reasons

1) SB 50 wipes out all single-family zoning within the following "transit" areas:

SB 50 bans cities from rejecting big residential luxury developments containing a small number of affordable units if

A) They are proposed within a ¼-mile radius of a busy bus stop, or

B) within a ½-mile radius of any rail or train stop.

2) SB 50 wipes out single-family zones in 1000s of neighborhoods with good schools

SB 50 overturns single-family zoning in areas "above-median income, jobs-rich, with good public schools" that lack major transit (*Wiener vows these areas will be substantial in size, once the vague definition for "jobs-rich" is decided upon*).

3) Rewards construction of 85-ft towers next to single-family homes.

SB 50 encourages 75-ft and 85-ft-tall luxury towers in single-family areas that are either too close to transit or too close to jobs and good schools. The height limit is *NOT 45 feet and 55 feet, as Sen. Scott Wiener falsely implies in SB 50. Add up to 30 feet, under Density Bonus.*

It is requested that the Encino Neighborhood Council file a Community Impact Statement, and send copies of our findings to Los Angeles City Council Members: Paul Koretz – CD5, David Ryu –CD4, Bob Blumenfield -CD–3; Los Angeles Mayor Eric Garcetti, Vince Bertoni – Dir of Planning; LA County Supervisor Sheila Kuehl; State Sentors: Henry Stern(SD-27), Ben Allen (SD-26), Jim Beall (SD-15), Cathleen Galgiani (SD-5), Richard Roth (SD-31), Bob Wieckowski (SD-10), Scott Wiener (SD-11); and - State Assemblymember Jesse Gabriel (AD-45)

3-C Discussion, follow-up, concerns and possible motion on Encino Tarzana Community Plan CF-17-1071 (PLU-19-02-0010)

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-1071>

<https://www.encinonc.org/docs/34483287-5279.pdf>

Background:

The Encino Tarzana Community plan has 3 years to complete. Approximately 1.5 years have elapsed and almost nothing is known, most of what is being or might be proposed is behind closed doors. A traffic study is supposed to be part of the new plan. Will the new Community plan support more traffic? Will it support Bike Lanes?

Will it recommend less parking? The Chair, has concerns about the independence of the



Department of Transportation to conduct a fair study. The Ventura-Cahuenga Planning Review Board feels their 1998 traffic study is adequate, which showed non-Encino residents clogging all feeder streets to the Freeways, Sepulveda and Mulholland Dr.

We know this situation has gotten worse. Without an independent traffic study how will we know how to improve the flows of traffic, while relying on 20 year old data. These omissions and obfuscations are the opposite of what Encino and Tarzana need when the Department of Planning is formulating the Community Plan. We have been told that newer documents will be posted. As of this writing, they have not been. Therefore, this document from 1991 -1999 with a mobility plan update plan from 2016 is the timeliest information available
<http://cityplanning.lacity.org/complan/pdf/enccptxt.pdf>.

Of additional concern is what will be the density bonuses, setbacks and square footage of new housings. Will apartment size be larger or smaller? Will issues of affordability be addressed by the Community Plan? Or will the new plan endorse tearing down old buildings for new high rises of glass and concrete, which is known to help create heat island effects throughout the city?

What will be the landscaping requirements for new buildings? Will additional regulation drive down the ability to have a vibrant workforce of stakeholders, and employed people within the community's boundaries? The Encino Planning and Land Use Committee implores the planners to share these documents with concerned parties to make sure the best plan is brought forward.

Another concern is SB-50 authored by Senator Scott Wiener and ghost-written by California YIMBYs, luxury developer lobbyist groups that seek to disrupt residential communities with environmentally unsound buildings and import residents that are transients that don't have and will never have ties to the communities. SB 50 gives developers zoning control over thousands of residential streets, wipes out development standards in nearly all California cities and displaces local zoning and community plans. If SB-50 Passes we will not have control, The City Council will not have control and the County will have nothing to say regarding what is built on vast areas territory. Most of the County and City's Real Estate open to mega-development and stack and pack housing. Additionally, the Department of City Planning, The Los Angeles Department of Transportation, Recode L.A. and Mayor Garcetti have not called for local control and by their silence are endorsing SB-50.

3-D The ENC-PLU urges the Department of Neighborhood Empowerment to investigate why people have been dropped from ENS entitlement notification system. This includes several board members of the ENC. (PLU-19-03-0013)

4. Public Comment on Issues NOT on this Agenda

5. Committee Member Comment on Items NOT on this Agenda



6. Adjournment (8:45 PM)

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, in the Encino Women’s Club (4924 Paso Robles Ave, Encino, 91316) and at www.encinonc.org You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <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 Alex Garay, Board President, at (818) 971-6996 or email via president@encinonc.org or email: pluchair@encinonc.org

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 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 Alex Garay, Board President, at (818) 971-6996 or email via president@encinonc.org

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 Alex Garay, Presidente de la Mesa Directiva, al [\(818\) 971-6996](tel:8189716996) o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.

