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**NOTICE AND AGENDA:
 ENCINO NEIGHBORHOOD COUNCIL
 PLANNING and LAND USE COMMITTEE**

Date: August 13th 2019

Time: 7:00PM

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

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, 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 10/09/2018 PLU Committee Meeting Minutes

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

3A: Discussion and Vote on the Merits of SB-330 Housing Crisis Act of 2019, AB-1279 Planning and Zoning: Housing Development: High-Resource Areas and SB-592 Housing Accountability Act

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB330

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1279

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB592

Some ramifications of Senate Bill SB-330

Many California communities have limitations on what construction projects can happen in their areas. This is true despite a housing crisis here in the state. Recently, state Senator Nancy Skinner introduced a bill that would force these communities to lighten up on their restrictions, which could benefit developers.

If the bill is enacted into law, it would allow developers to build in areas they currently cannot. The number of homes in an area could increase. In addition, Senate Bill 330 would limit an approval process that is currently arduous in some areas.

Another aspect of the proposed law deals with parking spaces. Right now, developers must include a certain number of parking spaces in their projects. Of course, those spaces may still be included if wanted and needed for the project.

On the other hand, developers would not be allowed to demolish properties funded by Section 8 or rent controlled. This serves to protect much needed low-income housing. This is more aimed at municipalities since many are not following state laws regarding the need to set aside property for this housing need. Some communities have gone to extreme lengths to avoid new developments, and this bill aims to stop that practice.

This legislation may help housing developers expand into communities ordinarily closed to them or at least difficult to gain access to for projects. For this reason, many of them and California real estate attorneys are keeping track of the progress of Senate Bill 330. If it passes, it could open up new areas for projects that could house residents and be lucrative for those building them.

Some ramifications of AB-1279

AB 1279 would require the Housing and Community Development Department to designate areas across the state as “high-resource areas” where housing that meets minimum standards, including affordability requirements, must be approved by-right. For projects with sale or rent prices that exceed a level that is affordable to a household earning 100% of median income, the developer would be required to pay 10% of the difference between the “affordable” rate and the actual price to the city or county for the construction or preservation of affordable housing. The incentive could not be used on any site requiring demolition of rental housing where tenants lived within the past 10 years. Would facilitate denser, mixed-income and affordable housing development in high-resource communities that lack racial and economic diversity through local zoning overrides and land use incentives.

Some Ramifications of SB-592

SB 592 will allow the stripping of nearly all zoning and land-use requirements from any type of housing, the removal of measures targeting housing affordability, and the inability to regulate disruptive business models such as short-term rentals, communal living, or corporate housing.

Of note - Senator Wiener gutted and amended SB 592 which was not a housing bill and thus transform it into a ‘housing accountability act.

It appears to PLU Chair that the 2019 Housing Package is an effort to roll back the requirements for inclusionary affordable housing (by way of retroactive application in **SB 330** and other bills) and to trample all over local control, safety, habitat, conservation, historic preservation, and other elements of good planning that were taken into account, though weakened, in the 2017 compromise legislation.

3B: Haichal Moshe Synagogue Located at 18038 W Ventura Blvd 91316, Requests a Zoning Variance for Parking ENV-2017-828-EAF

To be presented by Land Use Developers Corp.

Haichal Moshe Synagogue (HMS) request the Encino Neighborhood Council’s approval for relief from current standard parking requirements. HMS states : “that the rear parking area cannot be restriped to change the parking layout without triggering the current parking design standards. These current standards will not allow tandem parking because there is not enough room on the lot to accommodate the new standards. Currently, there are 20 parking spaces in the rear, approved by a 1985 permit, which will be restored as a condition of approval of the entitlement. However, if we are to restripe to put in handicap spaces, it will force nearly all of the 10 spaces we need to be located off-site which requires another Specific Plan Exception, forcing the entire process to restart, and will make the entire effort infeasible for the Synagogue.

Therefore, in the process of restoring the original 20-space parking as required in the 1985 permit, we would like to offer a private agreement to ensure that the Synagogue always gives priority to handicap parking needs, despite not having the ability to establish an official space on the property.

HMS can easily accommodate the 10 spaces required by the Synagogue with the original 20-space lot, but adding the handicap spaces will unfortunately make it impossible to park more than 8-10 spaces on the rear lot under today’s design standards per code.

3C DISCUSSIONS REGARDING the Renovation or Demolition of 2 Encino has 2 pedestrian bridges that go over the 101 freeway. One is located on Encino Ave., and the other on Amestoy

The bridges are scheduled to be renovated at a cost of \$10 million dollars. The reason for the renovations, according to Cal Trans, is that large trucks are constantly scrapping the underside of the bridges. If you look at each corner of the bridges, both Northbound and Southbound on the 101, you'll see that the height listed is different at each corner. Residents are steadfast that no one uses these bridges. Cal Trans says the opposite. Jesse Gabriel issued a letter to Cal Trans in support of the residents requests to have the bridges removed and not renovated. Cal Trans was supposed to reach out to the residents, North of the 101, to inquire if they use the bridges. To date this has not been done.

3D Continued Discussion, Recommendations and Critique of the Encino-Tarzana Community Plan (the South West Valley Plan Update) as “WE” Understand It - Case Number: CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU; ENV-2019-1743-EIR Ref. Number: 2019039154

The **Encino-Tarzana** community plan area is located in the south San Fernando Valley, just north of the Santa Monica Mountains. Its boundaries are, roughly, Oxnard Street/Metro Orange Line to the north, Interstate 405 (also known as the San Diego Freeway) to the east, Mulholland Drive to the south, and Corbin Avenue to the west. It borders the community plan area of Reseda-West Van Nuys to the north, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass to the east, Brentwood-Pacific Palisades to the south, and Canoga Park- Winnetka-Woodland Hills-West Hills to the west.

The plan area includes two communities:

- **Encino** makes up about half of the plan area, with boundaries south of the Sepulveda Basin and generally east of Lindley Avenue. Encino has two distinct areas: the flats north of Ventura Boulevard, and the hilly areas to the south of the Boulevard. Some of the neighborhoods in the southeast, adjacent to the Sepulveda Pass through the Santa Monica Mountains, have historically identified as part of the Sherman Oaks neighborhood.
- **Tarzana** makes up the western half of the plan area, with boundaries generally west of Lindley Avenue. Similar to Encino, Tarzana features two distinct areas: the flats to the north of Ventura Boulevard and the hills to the south.

The plan area also includes the **Sepulveda Basin**, which is a flood control basin and public recreation area created in the 1940s.

REFER TO PLU SUPPORTING DOCUMENT: **Recommendations and Critique of the Encino-Tarzana Community Plan (the South West Valley Plan Update) as “WE” Understand It**

Supporting document can be viewed at: <https://www.encinonc.org/docs/34483292-5395.pdf>

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 Woman’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:(818)971-6996) o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.