

ENC - PLU DRAFT MINUTES 8/13/19

Present:

Eliot Cohen (Chair)*, Gerald Silver, MD*, Carol Levin*, Greg Zeisler (Secretary), Lee Blumenfeld*, Diane Rosen, Al Mass,

*Indicates ENC Board Member/Alternate, ** Indicates Alternate Board member

1. Call to Order 7:05 P.M., Roll Call, Determination of a Quorum, Selection of Voting PLU members, Selection of meeting secretary

- A. Quorum determined. G. Zeisler to serve as secretary for meeting. All ENC Board members in attendance are eligible to vote (maximum five allowed).

2. Approval of Minutes from Prior Committee Meetings

- A. Minutes from the last meeting were not available for comment and will be approved at the next meeting.

3. Action Items/Discussion Items

- A. **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**

Senate Bill 330 – Many California communities have limitations on what construction projects can happen in their areas. SB-330 would force these communities to lighten up on their restrictions. 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, SB-330 would limit an approval process that is currently arduous in some areas.

Assembly Bill 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 different 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.

Senate Bill 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.

Committee Comment: Comments/questions from various board members are summarized as follows:

- Passage of above said bills endangers city charter by overriding local zoning laws
- Proposed bills lack proper analytical studies showing true impact to city infrastructure (such as utilities, roads, schools)
- Inconclusive evidence and conflicting reports that passage of bills would result in more affordable housing
- Housing is a crisis, but these bills do not appropriately address the issue. Alternative solutions should be explored (including better use of vacant/unoccupied land, investment in public transportation, lessons learned from neighboring counties)

Public Comment: None

Proposed Motion (PLU-19-08-0051) (Blumenfeld): The ENC PLU is vehemently opposed to AB-1279, SB-592 and SB-330 because they strip away the rights of the City of Los Angeles to zone in its own jurisdiction as granted by the city charter. Furthermore, the PLU urges the city attorney to file suit should any of the said bills pass due to the jurisprudence issue, due process, and the circumvention of environmental legislation. A CIS to be filed and sent to councilmembers of the City LA, the PLUM committee, Mayor Garcetti, with a cc to the appropriate members of the California State Legislature in Sacramento.

- **Motion Second:** Silver
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

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

Presentation by Matt Goulet, on behalf of the Haichal Moshe Synagogue. Haichal Moshe Synagogue (HMS) request the Encino Neighborhood Council's approval for relief from current standard parking requirements. The 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 the lot is restriped to include formal handicap spaces, off-site parking would be required to meet the parking standards, which requires another Specific Plan Exception, forcing the entire process to restart, and will make the entire effort infeasible for the Synagogue.

In the process of restoring the original 20-space parking as required in the 1985 permit, HMS will ensure that the Synagogue always gives priority to handicap parking needs, despite not having the ability to establish an official space on

the property. An official parking study completed by Hirsch/Green Transportation Consulting indicated a need for 10 parking spaces to accommodate parking patterns.

Proposed Motion (PLU-19-08-0050) (Cohen): The ENC PLU supports the Haichal Moshe Synagogue request for relief for a zoning variance for parking and a specific plan exception as its members, due to religious belief, do not drive to religious services. Support is based on the condition that the Haichal Moshe Synagogue continues to give priority to handicap parking needs, despite not having the ability to establish an official space on the property. This exception is specific to the Haichal Moshe Synagogue.

- **Motion Second:** Rosen
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

C. Discussion regarding the Renovation or Demolition of two (2) pedestrian bridges that go over the 101 freeway. One is located on Encino Ave., and the other on Amestoy Ave.

The pedestrian bridges over the 101 freeway, located at Encino and Amestoy Aves., are scheduled to be renovated at a total cost of \$10 million. Cal Trans notes that large trucks are constantly scrapping the underside of the bridges. Cal Trans states that 40 people use the bridges daily. Residents are steadfast that no one uses these bridges and request that instead of renovation, the bridges should be removed. Jesse Gabriel issued a letter to Cal Trans in support of the residents' requests to have the bridges removed and not renovated.

Committee Comment: Comments/questions from various board members are summarized as follows:

- The two pedestrian bridges in question were historically used to cross the 101, but usage has dwindled to almost nothing over the years
- Clause in city charter mandating that at least one pedestrian bridge be maintained
- The existing overpass at Louise Ave accommodates both vehicular and pedestrian traffic, and should be counted to meet requirements
- \$10M could be better spent within the Encino boundary

Public Comment: None

Proposed Motion (PLU-19-08-0052) (Committee): The ENC PLU supports the demolition of the two Encino pedestrian bridges over the 101 freeway located at Amestoy and Encino Aves. The ENC PLU recommends substituting the required freeway crossing for the two demolished bridges with the bridge over Louise provided that the bridge be made ADA compliant and the existing rails height and open visibility remain unchanged. The ENC PLU recommends that

the remaining funds be placed into a special fund for use within the Encino boundary only with funded improvements to be approved by the ENC.

- **Motion Second:** Levin
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

D. Continued Discussion, Recommendations and Critique of the Encino-Tarzana Community Plan (the South West Valley Plan Update) -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.

Committee Comment: The Encino PLU continued their examination of specific elements within the plan. Comments surrounding the plan are presented in the motion below.

Proposed Motion (PLU-19-08-0053) (Committee): The ENC PLU recommends the following inputs be relayed to the Encino-Tarzana community planners (per the State of California EIR template):

A. Resubmittal of comments on the following items:

- I. AESTHETICS (Responses to specific subsections as numbered in the proposal)
 - a) Committee has concerns about 2006 zoning changes which have changed the closeness of side yards – housing proximity to within 5’ of the property line, which has the effect of closing off vistas and open space. Committee expressed concern about allowing anymore height to buildings as they will block vista and line of sight.
 - b) Include streetscape plan to preserve urban forest. Coordinate with Urban Forestry Division of the City of Los Angeles to preserve as many trees as possible and replace trees that have been cut down in the building process
 - d) Committee believes we need to study the effects of Digital (LED) Billboards as they will add substantial light glare and

make our roads less safe as they compete for driver's attention.

II. AGRICULTURE AND FORESTRY RESOURCES

(Non-categorized response) Committee has concerns about the potential loss of the only urban farm (Tapia Brothers) and the only Vineyard (Wexler Encino Estate Vineyard) due to zoning changes and the desire for more density on the part of planners. The ENC-PLU urges planners to keep favorable zoning (preserve and protect) for all agricultural endeavors in the Encino-Tarzana Community Plan update. As limiting food sources and locally grown produce would have an obvious detrimental environmental effect.

B. Initial submittal of comments on the following item:

III. AIR QUALITY (Responses to specific subsections as numbered in the proposal)

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

1. **We should study the effects of standby through-traffic entering and leaving Encino**
2. **We should study effects of an increase in building zoning vs lot footprint leading to the removal of trees and open space between homes**
3. **We should study and implement restrictions on hardscape landscape (i.e., maximum non-pervious construction preventing groundwater entering lots leading to tree deaths).**

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

1. **We should study the effects of jet emissions due to new flight paths.**

d) *Expose sensitive receptors to substantial pollutant concentrations?*

1. **We should study the potential increase of traffic density with longer idle times and increased emissions and brake dust irritants in the air.**

e) *Create objectionable Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

1. Upsizing zoning from “RA” to “RE” would require increase in utility infrastructure and resulting construction upgrades by non-clean idle heavy equipment. Study on resulting pollution to include but not limited to diesel combustion emissions, dust, and demolition of structures. (See Sunset Blvd utility upgrade project.)

- **Motion Second:** Blumenfeld
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

4. Public Comment on Issues NOT on this Agenda

Public comment regarding the limited visibility of the stoplight traveling southbound on Ventura at Genesta. Residents have witnessed cars running the red-light multiple times, possibly due in part to overgrown trees blocking the traffic signal. The ENC PLU advised that the matter be taken up with the Public Safety Committee as well as the upcoming Encino Neighborhood General Board meeting on 8/28/19.

5. Committee Member Comment on Items NOT on this Agenda

None.

6. Meeting Adjourned 8:57 PM

Respectfully Submitted,
Greg Zeisler