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

Date: TUESDAY, October 13TH, 2020

**Time: 7:00PM
 Via a Zoom Webinar:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/97246684970>

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Public Comment on Agenda Items:

Limited to TWO MINUTES (2) per speaker. Public is asked to use the raise your hand feature if viewing the webinar or if calling in, please dial “*9” on your phone to raise your hand. Public comment on agenda items will be heard when the item is up for discussion.

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), Carol Levin*, Dr. Gerald Silver*, Lee Blumenfeld*

Stakeholder Committee Members:

Diane Rosen, Al Mass

*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 – Discussion and possible action to approve Draft PLU Committee Meeting Minutes:

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

3A: 3A: Planning Case No. is APCSV-2018-2801-SPE-ZV-SPP-SPR

Proposal to Demolish the Sherman Hotel 15481 -15491 Ventura Blvd., and build a luxury boutique hotel at the same address.

Project Description: The Applicant, DKN Hotels, LLC, seeks to demolish and remove the existing 1- and 2-story motel complex (70 guest rooms and approximately 31,472 square feet of Floor Area), ancillary retail space, and the associated surface parking lot; to construct, use and maintain an about 78,962 square foot (or “SF”) AC Hotel with 159 guest rooms, built to a maximum height of 75 feet with six-stories (“Project”), located at 15481-15491 W Ventura Boulevard (the “Subject Property”). Off-street parking provided beneath the hotel structure at grade and underground levels and in a subterranean and surface parking area on the northern portion of the Subject Property to be included as an accessory to the hotel structure. The Subject Property comprises two lots: dual zoned, C4-1L and R3-1, and located within the Ventura Cahuenga Boulevard Corridor Specific Plan, Regional Commercial Designated Area.

Requested Entitlements: The Applicant seeks approval of a **SPECIFIC PLAN EXCEPTION**, according to LAMC Section 11.5.7 F, to permit a Floor Area Ratio of 1.84 in lieu of the permitted 1.25 FAR to allow for the development of a 78,962 SF hotel building on a dual zoned lot with a combined lot area of 42,928 SF; a **ZONE VARIANCE**, pursuant to LAMC Section 12.27, to allow for private parking of vehicles for the hotel use on the same lot as the hotel within the R3-1 Zone; and to permit an accessory use in a more restrictive zone than that required for the main building/use on a dual zoned lot; a **PROJECT PERMIT COMPLIANCE REVIEW**, according to LAMC Section 11.5.7 C., to allow the proposed Project within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan “Specific Plan” (Ordinance 174,052); and findings for a **SITE PLAN REVIEW** for a development consisting of a net increase of 50 or more guest rooms.

3B: Letters to Planners for the Encino-Tarzana Community Plan and Ventura Cahuenga Planning Review Board asking for details about the Community Plan Updates. See supporting documents file.

3C. CF 20-1044 is a motion in the Planning and Land Use Management Committee – Rules, Elections, and Intergovernmental Affairs Relations. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1044>

The PLU will discuss whether this will cause less oversight on high-value projects and whether this is a good idea?

Motion Presented to the City Council’s PLUM Committee:

Land Use Reform - High-Value Projects: The Planning and Land Use Management Committee (PLUM) has significant power over land-use decisions in the city. This includes the ability to overturn previous decisions made by the Planning Department and Planning Commission and to schedule when projects are heard, impacting a developer’s ability to meet critical deadlines.

For high-value projects, the granting of entitlements can be worth hundreds of millions of dollars. The developers of these projects hire teams of consultants and lobbyist who often targets members of the PLUM Committee. In some cases, these projects are very large and have citywide impacts. For this reason, it is necessary for these high value projects to bypass the PLUM Committee and go directly to the full City Council to be voted on.

I THEREFORE MOVE that the City Planning Department, in coordination with the Chief Legislative Analyst report back in 30 days on developing criteria for high-value projects and amend the planning process so these projects are diverted from PLUM and go directly to the City Council, the report should analyze high-value projects that have gone to PLUM since 2013 and take into consideration both the total cost as well as the cost per square foot.

PRESENTED BY- Nuri Martinez, 2nd Mitch O’Farrell (Council Members)

4. Public Comment on Issues NOT on this Agenda – Public Comments on Non-Agenda Items is limited to TWO MINUTES (2) per speaker; total time for all public comment is limited to 10 minutes. Time may be adjusted at the Chair’s discretion. To speak, if viewing the webinar, please use the raise your hand feature. If calling in on a phone, please dial “*9” on your phone to raise your hand.

5. Committee Member Comment on Items NOT on this Agenda

6. Adjournment (9:00 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 o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.