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

**Date: Tuesday, February 9<sup>TH</sup>, 2021**

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

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/85193138552>

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**Webinar ID: 851 9313 8552**

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**All webinars are recorded**

**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\*, Erik Yoo\*, Lee Blumenfeld\*, Walter Almora\*

Stakeholder Committee Members:

Diane Rosen, Al Mass, Dr. Gerald Silver

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

### **3. Action Items votes may be taken on all action items.**

**3A.** Should the Encino Neighborhood Council Support Councilman Koretz's (CD-5) resolution in City Council opposing California Senate Bill-9? Council File 21-0002-S18

[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB9](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9)

SB-9: This proposed law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district. (full text at link above)

**3B.** Should the Encino Neighborhood Council Support Councilman Koretz's (CD-5) resolution in City Council opposing California Senate Bill-10? Council File 21-0002-S21

[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB10](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10)

An act to add Section 65913.5 to the Government Code, relating to land use.

SB 10, as introduced, Wiener. Planning and zoning: housing development: density.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

This bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. (full text at link above)

**3C.** The Encino Neighborhood Council requests an update on the Encino-Tarzana Community Plan and to the formerly requested questions to be answered.

**Motion: request information on why rezone has changed from just creating a new updated language to actual rezoning/land use changes. Specifically, a non-publicized change that build area on lots will now count unbuildable areas on a lot into the formula for maximum RFAs/footprint resulting in larger homes than previously allowed under current land use regulations. (Lee Blumenfeld)**

**3D.** Should the Encino Neighborhood Council issue a Community Impact Statement (CIS) regarding the impacts of implementing the 2020 LA River Master Plan? The Plan Document can be found at:

<https://pw.lacounty.gov/swq/peir/doc/PEIR-doc/Executive-Summary.pdf>

**Additional information can be found at the Los Angeles County Public Works website**

[\(https://pw.lacounty.gov/swq/peir/\)](https://pw.lacounty.gov/swq/peir/)

**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](http://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](mailto:president@encinonc.org) or email: [pluchair@encinonc.org](mailto: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](http://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](mailto: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](mailto:president@encinonc.org) para avisar al Concejo Vecinal.