



Encino Neighborhood Council

4924 Paso Robles Avenue, Encino CA 91316 Phone: 747.282.0450

Roy Nwaisser - President
Josh Sautter - Vice President
Jennifer Luce - Secretary
Pilar DeFreest - Treasurer
Kelvin Tolbert - Sergeant-at-Arms

NOTICE AND AGENDA ENCINO NEIGHBORHOOD COUNCIL PLANNING AND LAND USE COMMITTEE MEETING

TUESDAY, August 12, 2025 @ 7:00 PM
MINUTES

IN PERSON

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

Committee Members:

1. *Kelvin Tolbert (Chair), **Present**
2. *Diane Rosen **Not Present**
3. *Victoria Biddle **Not Present**
4. *Pilar Defreest **Present**
5. *Rachel Perry, **Present**
6. Matthew May **Present**
7. Laurie Kelson **Not Present**
8. Danny Kashani **Present**
9. Laure Stevens (Alternate Seated) **Present**

Alternate Committee Members:

- *Laure Stevens **Present**

*Denotes Board Member/Alternate (maximum 5 allowed)

1. **Call to Order. Roll call. determination of quorum. **Call to order 7:03PM****
2. **Approval of Prior Planning & Land Use Committee minutes. **None to approve****
3. **Reports from Public Officials/Departments/Community Agencies: **None Present****
4. **General Public Comment on Non-Agenda Items** – Public comments on non-agenda items within the ENC's subject matter jurisdiction is limited to TWO MINUTES (2) per speaker. Time may be adjusted at the Chair's discretion.

- Update on Chick Filet use permit, which has been revoked as a result of litigation due to traffic issues caused at White Oak and Ventura. An appeal from Chick Filet is expected.
- Public comment on property at corner of (West/North) White Oak and Ventura, concern over homeless encampment on property and disrepair.

5. New Business:

1. [16610 Ventura Blvd. CPC-2023-3134-DB-SPP-HCA](#). Presentation and update on a 5 story 45 units mixed use project. An appeal has been filed by the Encino Property Owner's Association on the approval of this project with the Los Angeles Planning and Land Use Committee. We will discuss the appeal and a possible Community Impact Statement in support or opposition of the appeal. [Discussion regarding appeal filed to LA PLU on approval of this project. Concerns about parking access to the residences via the alley south of Ventura Blvd. continues to be a concern.](#)

Motion made Daniel Kashini / 2nd Matthew May

MOTION: The ENC PLU Committee recommends the ENC Board support the appeal filed by EPOA to revoke the permit for this development.

VOTE: 6 Yes / 0 No / 3 Absent

2. [CF-0642](#) – This is a motion moved by Nithya Raman and Bob Blumenfield that the Department of City Planning, in consultation with the Department of Building & Safety, be instructed to report with recommendations regarding the feasibility and cost-benefit analysis of citywide elimination of off-street parking requirements for new development and changes of use. We will discuss this motion and possibly vote on a CIS recommendation for or against.

[Discussion and review of motion.](#)

MOTION: The ENC PLU Committee recommends the ENC Board vote to object to [CF25-0642](#) and write a CIS in objection to the motion.

[Motion Made Kelvin Tolbert / 2nd Pilar DeFreest](#)

VOTE: 6 Yes / 0 No / 3 Absent

3. **PLU-19-08-0052** – 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. At a previous ENC PLU committee meeting held on August 13th 2019 – a motion was made and passed 7 yes to 0 no. The motion was “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.” Possible revisiting this motion today and voting to continue support for the demolishing of the one bridge still remaining. [Map for Bridge Location](#)

Some information/bullets Discussion of CalTrans current community survey..information provided by Caltrans: on the project:

- As a Department that serves the people of this district and the state of California, one of our goals is to develop an integrated transportation system that provides reliable and accessible mobility for all travelers. Since their construction in 1958, the Amestoy Avenue and Louise Avenue bridges have not been updated. This project was initiated after inspections found that the bridge railings for both structures need to be updated to meet current standards, as well as needing improvements to curb ramps to meet accessibility standards. The project has a webpage with current information: tinyurl.com/amestoyovercrossing
- As noted on the webpage, we acknowledge that the City of Los Angeles Department of Transportation (LADOT) has expressed official support in favor of maintaining the pedestrian crossing at Amestoy Avenue. LADOT's Transportation Planning & Policy division conducted a connectivity analysis to measure the impacts of removing the pedestrian bridge, and found its removal would greatly impact connectivity to hundreds of jobs for thousands of Encino residents, as well as impacting access to one school.

- Caltrans will keep the community informed as we evaluate this project addressing pedestrian connectivity across U.S. 101 in Encino, which is programmed for work in **2028**. It is currently in the Environmental Phase (Phase 0) which can take a year or more, and involves public input, as well as studies, documents, and processes required by state and federal law.
- An online survey is available here: <https://tinyurl.com/amestoybridgesurvey>. While the survey is being hosted via Microsoft Forms, an account is not required to submit responses. This survey is intended to gather preliminary feedback. We last did a survey in 2023.
 - The survey will remain open, and **will not close** on August 31, 2025 as previously communicated. We do not want the community to feel limited in the time they have to give comments. There will be ample time and opportunities to give feedback.
- There will be environmental scoping meeting/s this fall, likely both an in-person event and virtual. We will do outreach for a month in advance to raise awareness and give the entire community enough notice to attend.
- [Discussion and public comment on status of planned improvement and or demolition of the pedestrian bridge connecting Amestoy Estates and neighborhoods North of the 101 Freeway.](#)
- [Caltrans is currently conducting a survey of surrounding neighborhoods to determine the best plan for the bridge.](#)
- [Residents from Amestoy Estates voiced safety concerns with the bridge allowing homeless encampments under the bridge. Neighbors shared concerns with the committee. Amestoy Estates group strongly supports demolition of the bridge.](#)
- [Committee members voiced concerns that more outreach is necessary to the residents north of the bridge and to survey if those residents are using the bridge for commuting to work or walking children to school.](#)
- [Committee members reviewed costs and possible improvements to Louise Avenue overpass to make it more pedestrian friendly and safer.](#)
- [The ENC Traffic & Transportation Committee has a scheduled meeting with CalTrans on this issue and the committee decided to hear from Caltrans and their Environmental Scoping Presentation before making any motions regarding improvements or demolition.](#)
- [PLU Committee will recommend to the ENC Outreach Committee to conduct stronger outreach to the surrounding residents north of the pedestrian bridge and survey opinions on demolition or improvements to the bridge. The ENC will encourage surrounding residents to complete the CalTrans survey.](#)

4. **Public Comment on Non-Agenda Items** – Public Comments on Non-Agenda Items is limited to TWO MINUTES (2) per speaker. Time may be adjusted at the Chair’s discretion. Public comment on agenda items will be heard when the item is up for discussion. Committee Member Comment on Items NOT on this

6. Adjournment **8:40PM**

Announcements: Please see the Encino NC website for announcements of other events and to join our mailing list. [Here](#)

2025 Election Timeline and Election Handbook – The 2025 ENC elections are around the corner, please review the election handbook and timeline to become familiar with all things election. Encino is in Region 3.

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.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE ENCINO NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – 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 subject matter 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 one (1) minute per speaker per item, unless adjusted by the presiding officer of the Board or Committee. Consent items which have been unanimously approved by a public committee meeting are exempted unless pulled from the consent section by a Board member.

PUBLIC POSTING OF AGENDAS - ENC agendas are posted for public review as follows: Glass display case outside the Encino Chamber of Commerce office at 4933 Balboa Blvd, 91316 and digitally at www.encinonc.org You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System: [Early Notification System \(ENS\)](#)

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, assisted listening devices, or 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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.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: www.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 Josh Sautter, Board President, at (747) 282-0450 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 <https://www.encinonc.org/page/viewPage/bylaws>

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

SERVICIOS DE TRADUCCIÓN: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Josh Sautter, Presidente de la Mesa Directiva, al (747) 282-0450 o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.

SB 411 Updates: In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.