



**NOTICE AND AGENDA
ENCINO NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE MEETING
TUESDAY, March 10, 2026 @ 7:00 PM**

Zoom meeting online or by telephone
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/87338900211>
Or dial (888) 475-4499 to join the meeting
then enter this Webinar ID: 873 3890 0211 and press #
Zoom Webinars are recorded

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Jennifer Luce, Secretaria, al (747) 282-0450 o por correo electrónico secretary@encinonc.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE ENCINO NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Public Comment: Public calling in, please press *9 on your phone to raise your hand to speak. For those that are using the Zoom Webinar please use the raise your hand feature to speak.

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 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. Public comment on agenda items is limited to ONE MINUTE (1) per agenda item. Comments from the public on agenda items will be heard only when the respective item is being considered. Time may be adjusted at the Chair’s discretion.

Voting Committee Members:

1. *Kelvin Tolbert (Chair),
2. *Diane Rosen
3. *Victoria Biddle
4. *Pilar Defreest
5. *Rachel Perry,
6. Matthew May
7. Laurie Kelson
8. Danny Kashani
- 9.

Alternate Voting Committee Members:

*Denotes Board Member/Alternate (maximum 5 allowed)

1. Call to Order. Start recording. Roll call. Determination of quorum.

Roll call was taken:

Diane Rosen, Laure Stevens, Pilar Defreest, Rachel Perry, and Kelvin Tolbert were present. A quorum was present. Matthew May also joined the quorum. The meeting was called to order at 7pm.

2. Approval of Prior Planning & Land Use Committee [minutes](#).

The minutes from the previous meeting were approved. The motion to approve the meeting was made by Pillar Defreest and seconded by Laure Stevens. The motion carried 6 for and 0 against.

3. Reports from Public Officials/Departments/Community Agencies: No Public Officials

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.

Public comment – Robert Glushon commented about a correction from our ENC general meeting where we were instructed by DONE that we could not ask questions about public comment. He has put in a question with DONE and the City Attorney about the subject.

5. New Business:

1. [Council File CF 25-1083](#) – Impacts of SB 79 (Wiener)/ Comprehensive Report/ City Infrastructure and Utility Systems. Discussion about how and when the City will implement SB79.

Council file CF25 – 1083.

Motion moved by Laure Stevens – The ENC PLU committee supports the citywide implementation option C1, which would delay implementation of SB79 in low resource areas, high fire severity zoned, HPOZ;s and low sea level areas until 2030. Option C1 also proactively incentives qualifying single family and low density neighborhoods to allow 3 story apartments buildings with 4 to 16 units. Option C1 should expressly condition the following – 1) the proposed changes must be clearly defined as an incentive program not rezoning or upzoning. 2) all existing setback requirements for the under lying zone must be maintained. 3) all property owners and residents affected by SB79 must receive mailed notification of the proposed changes to ensure robust outreach beyond online policies. The motion was seconded by Pillar Defreest.

Roll call vote:
Pillar Defreest - Yes
Rachel Perry - Yes
Matthew May - Yes
Diane Rosen - Yes
Kelvin Tolbert - Yes
Laure Stevens - Yes

The roll call vote was 6 for the motion and 0 against. The motion passed unanimously.

2. Chick Fil A - Chick Fil A ZA-2017-4754-CU-SPPA-SPP-PA 1-1A is on the agenda for discussion about the proposed settlement. Rob Glushon, President of the Encino Property Owner's Association (EPOA) will present.

The ENC PLU committee recommends that the ENC support the proposed Modified CUP Conditions for the Chick Fil A Drive-Thru agreed to by Chick Fil A, Encino Property Owners Association and Neighborhoods First (on behalf of the White Oak Avenue neighborhood residents)

Please refer to the [supporting documentation](#) for the final agreement..

Next item on the agenda was the CUP between Chic fil A and the EPOA. A motion was moved by Pillar Defeest and seconded by Diane Rosen. The motion and the CUP is included on the agenda. The roll call vote was as follows:

Pillar Defreest – Yes
Rachel Perry - Abstain
Matthew May - Yes
Diane Rosen - Yes
Kelvin Tolbert - Yes
Laure Stevens - Yes

A roll call vote ended in 5 in favor – 0 against and 1 abstain. The motion carried.

3. [Council File CF 23-0038](#) – Measure ULA / United to House LA / 2021-2029 Housing Element / Implementation. Discussion about this CF and the motion by Nithya Raman to 1) create a 15 year exemption for newly constructed multifamily, commercial or mixed use ... 2) ... issue an exemption for three years after any natural disaster ... 3) Affordable Housing Production Technical Changes...

CF 23-0038 was tabled until the next PLU meeting on April 14th, 2026.

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

Meeting was adjourned at 8:10

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. **California Government Code Section 54953.8(b)(3).**

The 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. **California Government Code Section 54953.8(b)(4).**

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. **California Government Code Section 54953.8(b)(5),**

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. **California Government Code Section 54953.8(b)(6)(A),**

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

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.

Out of an abundance of caution due to the possible attendance and participation of a majority of Encino Neighborhood Council Board Members at this Committee meeting, this meeting is noticed as a Joint Meeting of the Committee and the Board, in adherence with the State's Brown Act. No action will be taken on behalf of the Board at this meeting of the Committee. Only Committee Members are allowed to vote.

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 Jennifer Luce, Secretary, at (747) 282-0450 or email at: secretary@encinonc.org.

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- 4933 Balboa Blvd, Encino, CA 91316
- www.encinonc.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

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

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.encinonc.org