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**NOTICE AND AGENDA:  
ENCINO NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE (PLU)  
COMMITTEE MEETING**

**Date: Tuesday, February 12, 2019**

**Time: 7:00PM**

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

Residents and Stakeholders are invited to hear presentations from the presenters listed in the action items and informational items below. These items may affect your neighborhood. These developers, projects or presenters are seeking advisory comment from the Encino Neighborhood Council. You may speak and provide oral or written comments for the record on the impacts this project will have on you or your neighbors.

MEMBERS OF THE PUBLIC WHO WISH TO ASK A QUESTION OR SPEAK UNDER PUBLIC COMMENTS ARE REQUESTED TO FILL OUT A SPEAKER CARD AND PROVIDE IT TO THE CHAIR. Any personal information can be released pursuant to the CA Public Records Act.

MOTION(S), DISCUSSION(S), AND A VOTE MAY BE TAKEN ON ALL ITEMS POSTED ON THE AGENDA. At the discretion of the Chair, this agenda may be modified as to time slots for agenda items or speakers to accommodate changes at that time.

**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), Henry Eshelman\*, Carol Levin\*, Dr. Gerald Silver\*, Lee Blumenfeld\*

Stakeholder Committee Members:

Diana Menzer, Jo-Dee Becker, Greg Zeisler MPH, Al Mass

Alternate Committee Member(s): Steven Turner\*\*

\*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**

2-A Discussion and Possible Action to Approve the Draft 11/13/2018 PLU Committee Meeting Minutes <http://www.encinonc.org/docs/34483255-5247.pdf>



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

#### 3-A. ENC-PLU-18-11-0005-R1: Reconsideration, Discussion and Possible Action Re: 4741 Libbit Ave. Apartment Project. ENV-2018-5438-EAF/ DIR-2018-5437-DB)

Links below provide information including the following:

- Aerial (<http://encinonc.org/docs/34483203-5202.pdf>)
- Site Plan (<http://encinonc.org/docs/34483203-5206.pdf>)
- Renderings(<http://encinonc.org/docs/34483203-5203.pdf> ; <http://encinonc.org/docs/34483203-5204.pdf>)
- Elevations (<http://encinonc.org/docs/34483203-5207.pdf> ; <http://encinonc.org/docs/34483203-5208.pdf>)

Or <https://www.dropbox.com/sh/y17j0bj5zue8cpz/AAAH44lfLiFNAnBSrZ8hRM2a?dl=0>

**Project description:** 4741 Libbit Avenue is a proposal to build an apartment building on a vacant lot that will consist of 41 market-rate and 4 affordable apartments for a total of 45 units. The project will create upscale homes with modern amenities, generous open space, new enhanced landscaping and employ sustainable building practices.

- Size of the lot: 27,017 sf
- Square footage of the building: 60,000 sf
- Open space: 7,400 square feet
- Height: five stories at its highest point and limited to no more than 56 feet
- Parking: one level of subterranean parking with 81 vehicle spaces
- Bicycle parking: 44 stalls on the first floor and basement parking level

##### Existing Zoning

- The site has a land use designation of Medium Residential, the zoning designation is R3-1.
- Under existing zoning regulations, height would be limited to 45 feet and the rear yard setback would be set at 15 feet.
- 33 residential uses could be built on site and required parking per LAMC 12.21A4(b) would be 2 vehicle spaces for 2-bedroom units, 1.5 vehicle spaces for 1-bedroom units and 1 vehicle space for single units.

##### Requested Entitlements

- An affordable housing density bonus has been requested to increase the number of residential units by including 4 affordable housing units in the building.
- The provision of affordable housing also qualifies the project for 2 development incentives, including a height increase to allow a partial stepped back 5-story building and the adjustment of the rear setback area to 12 feet. The density bonus by-right incentives allow additional units and reduced parking.

**The ENC-PLU will consider a motion to approve/disapprove with modifications approve project as presented.**

#### 3-B. PLU-19-02-0007 Norms Restaurant / ZA-2018-6225-CU / 16575 W Ventura Blvd

Norms is taking over and remodeling the old Tony Roma's site. They will show the ENC-PLU and stakeholders' their designs for this space, improvements to the parking lot and operation details. Norms is a family style restaurant serving breakfast, lunch and dinner 24/7. Norms has 18 locations around Los Angeles (including in LA on La Cienega and in Van Nuys on Sherman Way) and have been in business since 1949.

<https://drive.google.com/open?id=1XtDtH5PsbkaK9IHh3Tp-dEnl6xur5hoV>

<https://a360.co/2UFRqII>

#### 3-C. PLU-19-02-0008 Ross Dress for Less Department Store. DIR-2018-3047-ZBA-WDI-SPP 17864 and 17870 Ventura Boulevard; and 5110 Zelzah Avenue

**Project Description:** The Applicant, Leimert Investment Company (Property Owner), proposes to replace the former Rite Aid drug store/pharmacy and Panda Express restaurant with a Ross Dress for Less department store in the existing building. The Project includes the exterior renovation of the building by updating the front (north) elevation with storefront windows and new front entry. The common wall (east) with Ralph's grocery



store will remain intact; the exterior of the rear (south) and westerly walls will be refinished to match the updated finishes and colors for the Project. The parking lot will be resurfaced and new landscaping planters and parking lot tree wells will be incorporated. A minor Zone Boundary Adjustment is proposed to accommodate: 1) the construction of an onsite trash enclosure; 2) two wall signs as permitted by Code that are attached to the north and west elevations of the building; and, 3) a canopy over the loading dock door on the west elevation of the building. The change of use from restaurant to retail results in a lower number of Code required parking stalls; and, a reduction in trip generation. The proposed Project is consistent with the Ventura – Cahuenga Boulevard Corridor Specific Plan, the Los Angeles Municipal Code, the City of Los Angeles General Plan and the Encino-Tarzana Community Plan. **There are no Variances, adjustments, zone changes or general plan amendments requested.**

**Documentation Packet available at <http://www.encinonc.org/docs/34483255-5248.pdf>**

### **3-D. PLU-19-02-0009 Discussion and Possible Action to Support CF 16-0988-S1 (Koretz)**

**To close a loophole in the Administrative Code regarding the designation of cultural-historic monuments.**

[http://clkrep.lacity.org/onlinedocs/2016/16-0988-s1\\_mot\\_2-5-19.pdf](http://clkrep.lacity.org/onlinedocs/2016/16-0988-s1_mot_2-5-19.pdf)

### **3-E. PLU-19-02-0010 Discussion, follow-up, concerns and possible motion on Encino Tarzana Community Plan**

*Background:*

The Encino-Tarzana Community Plan update is scheduled to be a 3 year project, of which 1.5 years have elapsed. Despite being half-way through the process, very few details of the proposed changes have been made publicly available for review and input. The project is supposed to include an updated traffic study; however, the Chair of this committee remains skeptical that the Los Angeles Department of Transportation is capable of conducting a traffic study that will remain independent of the objectives of the Planning Department. This concern is amplified by the fact that The Ventura-Cahuenga Planning Review Board feels their 20-year old traffic study from 1999 remains adequate, which showed non-Encino residents clogging all feeder streets to the Freeways, Sepulveda and Mulholland Drive, despite the fact that hundreds of residential units have been added in the past 20 years. If the Plan is going to be updated, the data on which the plan is based must also be updated and made available for review. We have been told that newer documents will be posted. As of this writing, they have not been. Therefore, this document from 1991 -1999 with a mobility plan update plan from 2016 is the timeliest information available <http://cityplanning.lacity.org/complan/pdf/enccptxt.pdf>.

### **3-F. PLU-19-02-0011 Discussion and possible action Re: SB-50 (Wiener)**

On April 18, 2018 The Encino Neighborhood Council filed a CIS on CF: 18-0002-S13 (SB 827 (Wiener) / Housing Development Housing Construction / Near Transit Stops / Non-Compliance with Local Land Use Regulations) supporting the ACT LA Letter opposing SB 827 ([http://clkrep.lacity.org/onlinedocs/2018/18-0002-S13\\_CIS\\_4-18-2018.pdf](http://clkrep.lacity.org/onlinedocs/2018/18-0002-S13_CIS_4-18-2018.pdf)). SB 50 is by many accounts, SB 827 repackaged, if not intensified. SB 50 gives developers zoning control over thousands of residential streets, wipes out development standards in nearly all California cities and displaces local zoning and community plans. If SB-50 Passes we will not have control, The City Council will not have control and the County will have nothing to say regarding vast swaths of real estate open to mega development. <http://encinonc.org/docs/34483255-5249.pdf>

## **4. Public Comment on Issues NOT on this Agenda**



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## 5. Committee Member Comment on Items NOT on this Agenda

## 6. Adjournment (8:45 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.



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