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**Planning and Land Use (PLU) Committee Meeting
DRAFT MINUTES 2/12/19**

**These Minutes are a companion to the 2/12/2018
PLU Committee Meeting Agenda**

<https://www.encinonc.org/docs/34483255-5251.pdf>

Present:

Eliot Cohen (Chair)*, Steven Turner** Lee Blumenfeld*, Dr. Gerald Silver*, Henry Eshelman*, Carol Levin*, JoDee Becker, Al Mass, Greg Zeisler (Secretary) *Indicates ENC Board Member/Alternate, ** Indicates Alternate Board member

1. Call to Order 7:06 P.M., Roll Call, Determination of a Quorum

- As 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, Gerald Silver offered to waive his vote starting with agenda item 3B.

2. Approval of Minutes from Prior Committee Meetings

A. Discussion and Possible Action to Approve the Draft 9/13/2018 PLU Committee Meeting Minutes

Motion (Silver): The Encino PLU moves to approve 9/13/18 minutes as submitted

Second (Blumenfeld)

Public Comment: None

Motion passes with consent (8-0). (Eshelman not present) Minutes are approved as submitted.

3. Action Items/Discussion Items

A. PLU-18-11-0005: 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/AAAH44lfFLiFNAnBSrZ8hRM2a?dl=0>

Rene Schalachter presented amendments to the previously proposed project at 4741 Libbit Avenue. 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.

Changes to the original proposal include the following:

- Parking increased from 60 to 81 spaces with two levels of below grade parking, 20 spaces above code required.
- Additional landscaping
- Number of units reduced from 46 to 45 units
- Original plan included 21 1-bed units and 25 2-bed units. New plan has 12 1-bed units, 31 2-bed units, 2 3-bed units
- Moved the pool from 12 to 22 ft from southern property line
- Open space reduced from 7400 sf to 7250 sf

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.

Committee Comment: The PLU commended the developer for working with the community and the PLU to address stated concerns.

Public Comment: None

Proposed Motion (Cohen): The ENC PLU has no objection to the 4741 Libbit Avenue Apartment Project ENV-2018-5438-EAF/DIR-2018-5437-DB as presented due to improvements to the project as suggested by the committee, neighbors, and council office.

- **Motion Second:** (Zeisler)
- **Public Comment:** None

Proposed Amendment #1 (Blumenfeld): Amendment 1 – Change “has no objection” to “supports and recommends that the ENC supports”

- **Amendment Second:** (Levin)
- **Public Comment:** None
- **Amendment passes 7-2, Silver and Eshelman dissent**

Proposed Amendment #2 (Blumenfeld): add to the motion “As described in the attachment, the trees and landscaping will be maintained in perpetuity

- **Amendment Second:** (Levin)

- **Public Comment:** None
- **Amendment passes 7-2, Silver and Eshelman dissent**

Proposed Amended Motion (Cohen): The ENC PLU supports and recommends that the ENC supports the 4741 Libbit Avenue Apartment Project ENV-2018-5438-EAF/DIR-2018-5437-DB as presented due to improvements to the project as suggested by the committee, neighbors, and council office. As described in the attachment, the trees and landscaping will be maintained perpetuity.

- **Amendment Second:** (Mass)
- **Public Comment:** None
- **Amendment passes 4-1-3, (Eshelman in dissent, Zeisler, Becker, Silver abstain).**

B. Norms Restaurant/ZA-2018-6225-CU/16575 W Ventura

Mike Colonna (President of Norm's) and Nina Ray discussed Norm's plans for space previously occupied by Tony Roma's at 16575 Ventura Blvd. This location will operate 24/7 and will not sell alcohol. Zoning regulations declare the corner of Ventura and Rubio a commercial corner, thereby requiring Norm's to apply for a conditional use permit to operate 24/7. Mr. Colonna described Norm's as a family style restaurant serving breakfast, lunch, and dinner, expecting to serve from 6,000 – 8,000 meals per week. They are currently working with the property owner to upgrade the exterior to the entire mall.

Committee Comment: The PLU asked Norm's to address the following:

- Did Norm's ask for any variances during the permitting process?
 - Response: Only a CUP to operate 24/7.
- Please share plans for delivery of supplies. Will you comply with city ordinances on delivery times?
 - Response: We will comply with city ordinances. Delivery trucks typically come in the morning.
- Do you comply with the city parking ordinance of 10 spaces/1,000 sf?
 - Response: The entire complex complies with the city parking ordinance. There are no assigned spaces for Norm's.
- Will your designs comply with the city landscaping ordinance?
 - Yes.
- Is there flexibility in the orange exterior and is the ability to provide a change in color that may fit in better with the area?
 - The orange color is part of Norm's brand. The renderings do not accurately reflect the color. Norm's will mail a sample palette to the Encino Neighborhood Council.

Proposed Motion (Cohen): The ENC PLU supports Norm's taking over the space formerly occupied by Tony Roma's to establish a family style restaurant to be operated 24/7 as presented with adherence to the Encino streetscape plan.

- **Amendment Second:** (Blumenfeld)
- **Public Comment:** None
- **Amendment passes 7-0-1, (Levin abstain).**

C. Ross Dress for Less Department Store. DIR-2018-3047-ZBA-WDI-SPP

As presented by Erika Iverson (Rosenheim & Associates).

The Applicant, Leimert Investment Company (Property Owner), proposes to replace the former Rite Aid drug store/pharmacy and Panda Express restaurant (located at 17864 and 17870 Ventura Blvd.) 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 new ADA accessible walkway from Ventura Blvd 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.

A city dedication waiver (variance) has been requested as Ventura Blvd would require 2-ft of widening and the sidewalk would require 3-ft of widening along the length of the property (approximately 130 ft).

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.

Committee Comment: The PLU asked Ms. Iverson to address the following:

- Will there be any upgrades to the existing signal or crosswalk?
 - There has been no discussion about upgrades to signal or pedestrian way
- How much parking is associated with the project?
 - The entire complex has 302 parking shared parking spaces to be shared between Ralph's and Ross Department Store. The added trees will not take away from the parking count.
- What are the plans for site security?
 - Per the rental agreements, Ralph's is accountable for securing the complex.
- Please explain why a city dedication waiver is requested?
 - The project would only require widening of 130 feet of Ventura Blvd and sidewalk. At the end of the 130 ft, the street and sidewalk would again narrow to its current width, thereby not benefitting automobile or foot traffic.

Public Comment: The public had the following questions/comments for Ms. Iverson:

- What will happen to the existing Ross Department store located a mile away in Tarzana? What metrics were used to establish this second site?
 - There are no plans to close the Tarzana Ross. Each store orders merchandise independently and will therefore have different selection.
- What is the construction timeline?
 - The property will be fenced during construction. The property owner estimates 5 months of construction for building upgrades. Ross estimates another 5 months for interior tenant improvements.

- Will there be a change in lighting?
 - There are no plans to add additional pole lights.
- The existing parking lot is always full, and concern was expressed that the Ross will add to the congestion by bringing more traffic to the area.
 - Per national traffic standards and studies, clothing stores bring less traffic than drug stores and fast food restaurants.

Proposed Motion (Cohen): The ENC PLU supports the Ross Dress for Less department store at 17864/17870 Ventura Blvd. and 5110 Zelzah Ave. pursuant that the owners of the property and Ross maintained the new landscaping as presented and pursuant to the enhanced pedestrian safety as presented.

- **Amendment Second:** (Eshelman)
- **Public Comment:** None
- **Amendment passes 6-0-2, (Lee and Zeisler abstain).**

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

Aviv Kleinman petitioned the ENC PLU to review and support the following motion presented by Councilman Koretz:

The City is home to many historically significant properties throughout its communities. Many of these properties were built in periods of significance dating back to the City's founding, through its periods of expansive growth, and through modern periods of innovation.

On occasion, there are instances wherein a historically significant property is set for demolition, and the Council must introduce a Motion to put a stay on demolition until the building's historic significance can be vetted by the Cultural Heritage Commission, for potential designation as a Historic-Cultural Monument.

The City's Administrative Code is silent on the period of time between a Motion's introduction and subsequent Council action, and thus technically may allow for a demolition to occur while a Historic-Cultural Monument designation is pending Council review. This loophole needs to be corrected.

Section 91.106.4.5.1 of the Administrative Code (Ordinance No. 185270), which became effective January 20, 2018, however, requires the Department of Building and Safety to notify by mail, the Council District office of the site regarding the proposed demolition of a building or structure that is 45 years or older, at least 30 days prior to the issuance of the demolition or building structure permit. The notification requirements of the ordinance need to be expanded from 30 to 60 days in an effort to provide as notice as possible to all interested community members and/or stakeholders.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to report on the feasibility of the preparation of an Ordinance to amend all relevant sections of the Administrative Code to expand the definition of initiation of the

designation of a historic-cultural monument to include the introduction of a Motion by a Member of the Council.

I FURTHER MOVE that the Council instruct the Department Building and Safety, in consultation with the City Attorney, to prepare and present an Ordinance to increase the notification requirements from 30 days to 60 days prior to the issuance of a demolition or structure permit for a building or structure that is 45 years or older based on the date the application is submitted.

Proposed Motion (Cohen): The ENC PLU agrees with Aviv Kleinman and wants to see loopholes closed before more buildings are demolished.

- **Amendment Second:** (Becker)
- **Public Comment:** None
- **Motion passes with consent 8-0-0, a community impact statement will be completed.**

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

Item was not discussed.

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

Item was not discussed

4. Public Comment on Issues Not on the Agenda

No additional comments were submitted.

5. Committee Comment on Items not on the Agenda

No additional comments were submitted.

6. Meeting Adjournment – 8:30

Respectfully Submitted,
Greg Zeisler

Respectfully Formatted,
-Jason Ackerman
ENC Office Manager