

## ENC - PLU DRAFT MINUTES 6/15/19

### Present:

Eliot Cohen (Chair)\*, Gerald Silver\*, Carol Levin\*, Lee Blumenfeld\*, Henry Eshelman\*, and Al Mass.\*

\*Indicates ENC Board Member/Alternate,

### 1. Call to Order 7:07 P.M., Roll Call, Determination of a Quorum

- A. Noted but not read: Jodee Becker resigned from the PLU committee effective May 2019 and the open position should be noted and filled.

### 2. Approval of Minutes from Prior Committee Meetings

- A. Eliot proposed approval of the minutes from May meeting and Committee approved unanimously.

### 3. Action Items/Discussion Items

**3A – Jinya Ramen Bar asking for CUP and additional hours liquor service operation. 17237 Ventura Blvd. Unit C, Encino CA 91316. (ZA-2015-1753(CUB), ZA-93-0196(CUB))**

Presentation by Jinya Ramen Director, Project Planning and his consultant. Action Requested, Narrative: Proposed 2975 sf restaurant with 67 interior seats, a 181 sf patio with 16 seats and a 443 sf patio with 28 seats, both covered & on private property, serving a full line of alcoholic beverages (beer, wine and spirits) for on-site consumption, hours of operation between 9:00 AM and 1:00 AM Sunday-Thursday and 9:00 AM and 2:00 AM Friday and Saturday.

Board discussion followed presentation. Board voted to approve to allow a CUP for the Jinya Ramen Bar subject to these amended conditions: These hours of operation conform to LAPD suggested guidelines, which are from 11:00 AM to 1:00 AM Sunday through Thursday and 11:00 AM to 2:00 AM on Saturday and Sunday, and patio service from 11:00AM to 12:00 AM, seven days a week. Additionally, the ENC-PLU proposed that ambient music on patios should have volume not exceeding 70db measured 25 feet away from either the front or rear patio.

Owing to Applicant presenting their requests in two discussions, a stakeholder familiar to the ENC objected to not having public comment after the second discussion. Offering to hear his comment did not mollify him and he became disruptive. Board moved to read the clause about meeting disruption and the stakeholder left before the clause was read.

**MOTION:** The ENC PLU approves the CUP for the Jinya Ramen Bar subject to these amended conditions for the subject property: The hours of operation shall conform to LAPD suggested guidelines, which are from 11:00 AM to 1:00 AM Sunday through Thursday and 11:00 AM to 2:00 AM on Saturday and Sunday, and patio service from 11:00AM to 12:00 AM, seven days a week. Additionally, ambient music on patios should

**have volume not exceeding 70db measured 25 feet away from either the front or rear patio.**

Lee Blumenfeld proposed the motion; Henry Eshelman seconded it and the vote was 4 yeas, 2 nays, and no abstentions.

**3B - 3925 ARCHDALE - ZA-2018-1411-F** Applicant request for a fence variance located at the above address. The request is to allow pilasters, fence and gates at a height of 6 feet within the front yard setback.

Applicant representatives Rosemary Medel and landscape architect Andrea Scharf made presentation to Board of proposed fence with renderings and elevations. The front yard fence setback was also proposed to vary between 25 and 12 feet from the street curb along the front of subject property.

**Motion:** The ENC PLU approves applicant request for a fence variance for the residence located at 3925 Archdale Avenue Encino. The request allows pilasters, fence and gates at a height of 6 feet at distances less than 25 feet within the front yard setback.

Eliot Cohen moved to approve the motion to approve the fence variance; Henry Eshelman seconded it. The vote was 5 yeas, 1 nay and no abstentions.

**3C Discussion and Debate Regarding the Merits and Features as presented by the City Planning Department on the South West Valley Plan Update** -Case Number: CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU; ENV-2019-1743-EIR Ref. Number: 2019039154

Committee discussion: the objective of this section is to draft an omnibus motion drafted reinforces the ENC's concerns regarding changes to the **South West Valley Plan** (<https://www.swvalleyplans.org/encino-tarzana.html>). The motion is sprawling and contains 21 individual declarations. The Board moved to address as many as possible in the next two meetings. During the course of the meeting, the Board edited only one and approved another as written in the draft motion. These are:

- I. AESTHETICS. Except as provided in Public Resources Code Section 21099, Would the project:
  - a. Have a substantial adverse effect on *scenic vistas, such as building height effects on hillside vistas*.
  - b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
  - c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in

an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? *Will proposed developments conform to the Encino Streetscape Plan (could it be this has not been updated since 2003??* <https://planning.lacity.org/complan/othrplan/pdf/EncinoStsPlan.pdf>

- d. Create a new source of substantial light, glare *or sound effects* which would adversely affect day or nighttime views in the area, *such as would be the case with any digital billboards?*

**Motion for 1.**

**A-Committee has concerns about 2006 zoning changes which have changed the closeness of side yards – housing proximity to within 5’ of the property line, which has the effect of closing off vistas and open space. Committee expressed concern about allowing anymore height to buildings as they will block vista and line of sight.**

**B-Include streetscape plan to preserve urban forest. Coordinate with Urban Forestry Division of the City of Los Angeles to preserve as many trees as possible and replace trees that have been cut down in the building process.**

**D-Committee believes we need to study the effects of Digital (LED) Billboards as they will add substantial light, glare and make our roads less safe as they compete for driver’s attention.**

- II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:
  - a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
  - b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
  - c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
  - d. Result in the loss of forest land or conversion of forest land to non-forest use?

- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

### **Motion for 2**

Committee has concerns about the potential loss of our 1 urban farm (Tapia Brothers) due and our 1 Vineyard (Wexler Encino Estate Vineyard) to zoning changes and the desire for more density on the part of planners. The ENC-PLU urges planners to keep favorable zoning (preserve and protect) for all agricultural endeavors in the Encino-Tarzana Community Plan update. As limiting food sources and locally grown produce would have a obvious detrimental environmental effect.

The Committee acknowledged that circumstances and timing may require convening a special meeting or ad hoc committee to refine the language of this motion and these amendments.

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

There were none.

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

There were none.

#### **6. Meeting Adjourned 9:05 PM**

Respectfully Submitted,  
Henry Eshelman

*3C - Edited by PLU-Chair in an effort to bring context and concern to the motion and the need for an EIR and CEQA studies on changes to the **Southwest Valley Community Plan***