



City Council's Role in Planning

Council District 5
Encino Neighborhood Council, 10/25/2017



LA City Council - An Overview

- The City Council is the governing body of the City
- Consists of 15 members, elected by individual districts that must be close to equal in population
- It enacts ordinances, orders elections, levies taxes, authorizes public improvements, approves contracts, and adopts traffic regulations
- Council meets regularly on Tuesday, Wednesday and Friday in the John Ferraro Council Chamber, Room 340, inside City Hall at 10:00 am. All meetings are open to the public.
- More information: www.lacity.org



City Council's Role in Planning

- Ministerial vs. Discretionary
- Ministerial - projects that fall within the building guidelines, zoning code, and allowable uses
 - Also known as “By Right” Projects
- Discretionary
 - Projects that require Zoning Administration hearings, Area Planning Commission decisions, variances, adjustments, zone changes or general plan amendments
- City Councilmembers can ‘veto’ discretionary projects, but usually not ministerial, or ‘By-Right’ projects



16161 Ventura - Project Background

- 39,421 SF (.9 acre) site with a new multifamily residential building, with a total of 114 dwelling units
- Height of 86 feet in six stories with some mezzanine units on part of the building and with all required step downs to 3 stories on Ventura Blvd required by the Specific Plan
- Will provide all required automobile parking spaces (111 parking stalls)
 - pursuant to the City's Density Bonus Parking Option 1 and LAMC Section 12.21 A.4
- ***The project seeks no variances, adjustments, zone changes or general plan amendments.***





16161 Ventura - Requested Entitlements

- ***The project seeks no variances, adjustments, zone changes or general plan amendments.***
- Vesting Tentative Tract Map 77140 to merge two existing lots into one lot
 - Will require a public hearing
- Project Permit Compliance for a project within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan
 - Will 'pass' if project follows Ventura Specific Plan
- Site Plan Review
 - Where balconies are, where access is on the property, parking garage arrangements, design elements
 - Cannot affect height, number of stories, number of units, etc.
- Waiver of Dedication and Improvements
 - Allowed by the City's Mobility 2035 Plan



16161 Ventura - Affordable Housing

- As required by State law, the Municipal Code implements the State's density bonus provisions by setting forth the density bonus program requirements, incentives and procedures.
- The Project proposes to set aside 11 units for affordable housing
- Because of this set aside and the fact that it is located near a major transit stop as identified by the City and Metro, the Project is entitled to several incentives including increased density and floor area
- Individuals eligible for affordable housing generally make between \$30-50K/year, holding jobs such as teachers, service employees, etc.
- To reiterate - the Affordable Housing Density Bonus is ***required by California State Law***
 - ***State of California Government Section 65915***



16161 Ventura - Impacts and Mitigation

Traffic

- Applicant has volunteered to have a detailed traffic study prepared in conjunction with the Los Angeles Department of Transportation
- Traffic mitigation will follow LADOT traffic impact study
- The results of that study are forthcoming
- It is anticipated that because of the Project's midblock location, the City will condition the Project to prohibit left hand turns out of the Project site in conjunction with the new construction and operation of the building



16161 Ventura - Impacts and Mitigation

Parking

- The Project is up to code with City's parking requirements
- Most streets surrounding Ventura Blvd. have restricted parking
- Council Office has requested the developers look into more ways to increase parking on premises



16161 Ventura - Impacts and Mitigation

Utilities/Infrastructure

- The City and applicable utilities already serve the Project site and its existing commercial uses and all utility service to the site will continue to be serviced by those entities.
- Should any upgrade in infrastructure be required to service the Project, the Applicant will be required to pay for such upgrades.

Public Schools

- New development projects are required to pay school fees to the Los Angeles Unified School District for the construction or reconstruction of school facilities to accommodate increasing enrollment within school district boundaries resulting from new development.



16161 Ventura - Impacts and Mitigation

Views/Privacy

- Council Office will ensure that applicant follows promises regarding balcony placement and addresses privacy concerns for neighboring properties

Construction Impacts

- The project will NOT require the closure of through-lanes on Ventura Blvd. for construction
- Any closure will be related to utilities, and must be approved by LADOT Traffic Plan to coordinate



Conclusion

- Since this project seeks no variances, adjustments, zone changes or general plan amendments, there is nothing our office can do to hinder its development
- Most projects along Ventura Blvd. are zoned to allow for such development
- What you can do -
 - Work with Encino/Tarzana Community Plan Update
 - <http://www.swvalleyplans.org/encino-tarzana.html>
 - Follow Encino NC updates for Ventura Corridor Specific Plan Update
 - Contact Daniel Gryczman, developer, dg@blumaxpartners.com
 - Contact Aviv Kleinman, CD5 Planning Deputy, aviv.kleinman@lacity.org
 - Image and data sources: 16161 Ventura Development team and City of LA