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## ENCINO NEIGHBORHOOD COUNCIL PLANNING AND LAND USE (PLU) COMMITTEE MEETING

TUESDAY, AUGUST 8, 2017

7:00PM

Encino CommunityCenter  
4935 Balboa Blvd, Encino, CA 91316

Residents are invited to hear presentations from the presenters listed in the action 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

**COMMITTEE MEMBERS ON THE ENC BOARD:** ELIOT COHEN\* (CHAIR), HENRY ESHELMAN\*, CAROL LEVIN\*, SCOTT LINDEN\* DR. GERALD SILVER PH.D

**STAKEHOLDER COMMITTEE MEMBERS:** AL MASS, DIANA MENZER, JO-DEE BECKER

**ALTERNATE COMMITTEE MEMBER(S):** SHELLEY BILLIK\*\*

\*indicates ENC Board Member, \*\*indicates ENC Alternate Board Member

The public who wish to ask a question or speak under public comments are requested to fill out a form and provide it to the Committee Chair.

### MOTIONS, DISCUSSIONS, AND A VOTE MAY BE TAKEN ON ALL ITEMS POSTED ON THE AGENDA

1. Call to Order, Roll Call, Excused Absences, Determination of a Quorum, Sign-in Sheet, Public Speaker Cards, Code of Civility, Etc.

2. Approval of minutes from JUNE 13, 2017 meeting.

### **3. ACTION ITEMS:**

**3A: Case number: ZA-2017-3785-CU-SPA PROPOSED CHICK-FIL-A RESTURANT** at 17660 W. Ventura Blvd. Demolition of an existing 2-story commercial building (restaurant, retail, office) with drop-off window and construction of a new 1,999sf **Chick-fil-A Restaurant** with drive-through.

- 1) **Conditional Use Permit (CUP) per LAMC Section 12.24 W.27** - Request is to allow extended hours of operation of 5 a.m. to 12 a.m. in-lieu of the Commercial Corner requirements otherwise identified in LAMC Section 12.22 A23; to allow an existing (permitted) pole sign to remain on the subject site; and to allow the transparency requirement to be fulfilled via the use of louvers in lieu of glazing; and the installation of one (1) menu board and canopy adjacent to the proposed drive-thru.
- 2) **Conditional Use Permit per LAMC Section 12.24 W. 37** - Request is to permit the continued operation of a parking lot in the RA-1 Zone.
- 3) **Conditional Use Permit per LAMC Section 12.24 W.17** - Request to permit the operation of a drive-through fast-food restaurant on a parcel in the C4-1VL the lot line of which adjoins a lot zoned RA-1.
- 4) **Project Permit Adjustment per LAMC 11.5.7 E.2.** - Request is for a reduced landscape buffer width of 8'0" in lieu of 10'0" as required by Section 7.3.D.1 of the Ventura-Cahuenga Boulevard Corridor Specific Plan. (Landscape SF exceeds the Specific Plan requirement, only dimension is modified)
- 5) **Environmental Assessment Form (EAF)**

**3B: 4529 Sherman Oaks Avenue Case number DIR 2017 2717 APP and ENV 2017 2718 EAF**

The building located at 4529 Sherman Oaks Avenue in Sherman Oaks, CA 91403 will be undergoing substantial construction and remodeling in the coming weeks. The building will be used for attorney office space, and the renovation includes the addition of approximately 2,000 square feet to the building. The building at this address was deemed to be a contributory historical building, to the potential Sherman Oaks Circle Historic District. The plan for the renovation has been filed with the Historical Department of the City. The remodel will significantly alter the appearance of building. The Department has determined that the remodeling will not have any effect on the historical nature of the building. Additionally, the completed project will comply with all building rules and regulations, including but not limited to, compliance with ADA regulations regarding parking.

**3C & 3D: THE CITY OF LOS ANGELES IS IN THE PROCESS OF UPDATING ITS GENERAL PLAN.**

**OurLA2040** is a collaborative and public-driven effort to update six elements of the City's General Plan. The City of LA General Plan provides our City's long-range vision, while guiding everyday decisions that affect the lives of all Angelenos through the year 2040. Jill Stewart and the Coalition to Preserve LA have proposed a letter and motion to Mayor Eric Garcetti, Councilman Paul Koretz and Planning Chief Vince Bertoni and the L.A. City Council because many residents fear that their voices are not adequately being represented in the planning process.

**3C: Proposed (Draft) letter:**

Dear Mayor Garcetti, Planning Director Bertoni and City Councilmembers:

The city has since February been working on plans behind closed doors for the overall vision and dreams for Los Angeles, the **General Plan**, which is to be presented to the public and Neighborhood Councils later on.

Yet as you, Mayor Garcetti, said in response to Measure S and other broad criticisms of non-transparency and the broken planning system at City Hall, residents must have "a sense of ownership over the development of our communities." And as City Councilman Jose Huizar, chairman of PLUM, pledged, City Hall will now act to bring "accountability and transparency back into our General Plan and Community Plan processes."

We agree. That is why these closed meetings about our shared ideas and ideals for the **Los Angeles General Plan** must be fully transparent, more inclusive, and open to public participation now.

It has come to our attention that some of those invited to the **Work Group Meetings** for Open Space, including environmental stakeholders, could not regularly attend the four scheduled meetings, because they were set for the convenience of city planners at 2 to 4 p.m. downtown.

Moreover, it has come to our attention that a developer consultant sat on the Work Group Meeting for the Open Space Element of the General Plan, described by Planning as an "open space expert."

Moreover, the "chapters" now online at the city's OurLA2040.org website describing the Open Space Element and the Conservation Element are woefully inadequate and do not include crucial innovations and forward-thinking new Elements. One omission is an Urban Forest Element that pursues the need to recreate and save our fast-vanishing urban tree canopy, which is crucial to fighting GHG emissions and creating livable communities.

These kinds of problems fan the widespread distrust of the city planning system and the citywide debate over how to fix it -- these problems are created when the city reverts to closed-door meetings and selective choosing of who the experts are, as it has so far this year.

**Who, for example, are the experts invited to the upcoming closed-door meetings on the Land Use Element of the General Plan, and the "Community Assets" Element of the General Plan, if not the communities themselves?** Who will be allowed into the other Work Groups who will privately make initial decisions that shape our decades-old Public Safety Element, Infrastructure Element, and the others set down by statute?

Second, and in the very same vein, the mayor's Planning Task Force and Transportation Infrastructure Steering Committee for the General Plan should also be made public now. Key strategies for planning, shaping and reshaping Los Angeles are unfolding in these meetings.

Best practices demand that you, Mayor Garcetti, adopt a ground-up process for your Task Force and your Steering Committee, open to the public just as the Measure HHH Citizens and Administrative Advisory Committees and the Measure H Work Group meetings were devised: open to the public from the very beginning and including independent experts and thinkers, warts and all.

Attached is a motion our organization has approved, urging the above actions.

Sincerely,

### **3D: Draft Motion by Community Organization:**

The city has for months been working on a plan behind closed doors for the overall vision and dreams for Los Angeles, the **General Plan**, which is to be presented to the public and community organizations sometime this fall.

Mayor Garcetti has said, residents must have "a sense of ownership over the development of our communities," and City Councilman Jose Huizar, chair of the powerful PLUM committee, pledged to bring "accountability and transparency back into our **General Plan and Community Plan** processes."

Los Angeles is decades behind other Western U.S. cities in long-term planning, and must now catch up by involving its citizens in a **General Plan Update** process that starts from the ground up.

Public money and public interest are major factors in the earliest decision-making on our **General Plan Update** process, strategies, and dreams.

It is widely agreed the public cannot fully participate in **General Plan Updating** meetings, hearings and debates that unfold during the day downtown.

Closed-door meetings on the fundamental debates and decisions about our dreams and goals for updating of the **General Plan** can only create more distrust and dismay over the city's broken planning system.

We therefore request that underway and upcoming Planning Department Work Group meetings about our shared ideas for the **Los Angeles General Plan** and its many Elements be made fully transparent, be set on evenings and weekends; be open to the public as of now; invite a representative from each interested community organization; and in the case of the Open Space Work Group, be expanded from the three closed-door meetings to three extra meetings that follow the prescription in this paragraph.

We further request, in the same vein, that the Mayor's Planning Task Force and Transportation Infrastructure Steering Committee for the **General Plan** both be made fully transparent, be set at evening and weekends; be open to the public as of now; and expand the closed-door meetings to several more meetings that follow the prescription in this paragraph.

Sincerely,

**3E: Regarding the Encino Community Plan Update Workshop** last held on 7/12/17. The Encino Neighborhood Council Planning and Land Use Committee suggests the following changes to the format of the **Encino Community Plan Update Workshop**:

1. We believe the Workshop should be more interactive. Giving Community members a chance to express themselves and articulate what they think Encino's needs or doesn't need.
2. Better Explanations are needed in these areas.
  - A. Some background is needed on the planning process. What can a planner do? What can a planner not do? Do planners have to strictly follow State Law? What kind of discretion if any do they have?
  - B. Do the planners except the housing goals of the State and the Southern California Association of Governments? If so can local Communities opt out? What are the numbers based on?
3. Better visual aids are needed so participants can understand what areas are zoned residential, commercial or mixed use.
4. Provide more detailed handouts regarding zoning.
5. Explain the barriers or processes to having local control and opting out or declaring a moratorium on State Laws and mandates.

**4: Public Comment**

**5: Board Comment**

**6: Adjournment (9:00PM)**

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, and Encino Community Center [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 <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 Debra George, Board President, at (818) 971-6996 or email via [enc@socal.rr.com](mailto:enc@socal.rr.com)

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 Debra George, Board President, at (818) 971-6996 or email via [enc@socal.rr.com](mailto:enc@socal.rr.com).

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 Debra George, Presidente de la Mesa Directiva, al (818) 971-6996 o por correo electrónico [enc@socal.rr.com](mailto:enc@socal.rr.com) para avisar al Concejo Vecinal.