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 Sergeant at Arms

**ENCINO NEIGHBORHOOD COUNCIL
 GENERAL BOARD MEETING MINUTES
 Wednesday, September 27, 2017
 Encino Community Center Auditorium
 4935 Balboa Blvd., Encino CA 91316**

Audio Recording of this Meeting Available at
https://soundcloud.com/user-327946360/encino_nc_9-27-2017_meeting_recording
 The following minutes are not a strict transcription of the above recording

1. Call to Order at 7:10pm. Roll call; determination of quorum.

Board Members			
Name	Board Position	Present?	notes
Lee Blumenfeld	Area 1 Representative	Present	
Scott Linden	Area 2 Representative	Absent	11 th (2 nd Consecutive)
Miriam Davis	Area 3 Representative	Present	
Jess Whitehill	Area 4 Representative	Present	
Diane Rosen	Area 5 Representative	Present	
Laurie Kelson	Area 6 Representative	Present	
Jim Esterle	Area 7 Representative	Present	
Sherman Gamson	Apartment/Condo Resident Rep.	Present	
Victoria Miller (VP)	Business Representative	Present	In 7:15
Samuel Apikyan	Business Representative	Present	
Adriohn Richardson	Education Representative	Absent	
Debra Lee George (Pres.)	Park Advocate/ Environment Rep	Present	
Eliot Cohen	Planning & Land Use Representative	Present	
Glenn Bailey (Sgt at Arms)	Public Safety Representative	Present	

Anni Keusseyan	Religious Representative	Absent	3rd
Patricia Bates (Treasurer)	Volunteer Service Representative	Present	
Henry Eshelman	At-Large Representative	Present	In 7:15
Alex Garay	At-Large Representative	Present	
Carol Levin	Encino Property Owners Association	Present	
Gerald A Silver	Homeowners of Encino Rep	Present	
Mark Levinson	Encino Chamber of Commerce Rep	Present	
Alternates			
Name	Board Position	Present?	Voting
David Ellis	Area 1 Alternate	Absent	1 st
Walter Almora	Area 2 Alternate	Absent	1 st
Chris Huckins	Area 4 Alternate	Present	For Richardson
Lynn Walker	Area 6 Alternate	Present	For Linden
Zachary Helsper	At Large Alternate	Absent	1 st
Kathy Moghimi Patterson	At-Large Alternate	Absent	16 th consecutive
Shelley Billik	Park Advocate/ Environment Alt	Absent	3 rd
Marly Temple	Homeowners of Encino Alternate	Absent	4 th consecutive

2. Public Comments on Non-Agenda Items

Ed Burnham This is about real estate agents, it's bad enough they knock on our doors and leave their flyers, and exploit our holidays, but now their organizing a neighborhood wide garage sale, we don't want strangers invading Encino Woods. We don't want our neighborhood turned into a giant swap meet Please contact Dillbeck to protest this.

Elaine Newman: I think Ed said it all with regarding the overt commercialization. If someone wants to have a garage sale, that's fine but it's totally unnecessary for a real estate firm to come in and promote their business to have a garage sale. We encourage our neighbors to do what we do, which is donate our extra stuff to charity.

3. Reports from Public Officials/Departments/Community Agencies:

A. Department of Neighborhood Empowerment, NC Budget Advocates, BONC, Related Groups

- Carol Newman – Secretary LBNC , Budget Advocate

B. Councilmember Paul Koretz: Gurmet Khara, Valley Director (818-971-3088)

C. LAPD Senior Lead Officers (SLOs): Officer Ham (25717@lapd.lacity.org), Officer Para (34488@lapd.lacity.org)

D. Community Police Advisory Board and LAFD

E. LA City Attorney: Raffy Astvasadoorian, Neighborhood Prosecutor (Raffy.A@lacity.org)

F. Mayor's West Valley Rep: Kevin Taylor

G. County or State officials

- Assembly District 45: Aaron Bad– Matt Dababneh's Office

4. **Applications for open positions on the Encino Neighborhood Council** How to apply Available positions include: Alternates: Apartment/Condo; Business (2); Education; Public Safety; Religious Organization/Institution; Volunteer/Service Group; Area 3; Area 5; Area 7

Motion to Appoint Lynn Walker to Fill the Area 2 Representative seat for this meeting

Moved By: George; Seconded By: Miller

Y= 18 N= 0 A= 0

**UNANIMOUS CONSENT
MOTION PASSES**

Motion to Appoint Chris Huckins to Fill the Education Rep seat for this meeting

Moved By: George; Seconded By: Miller

Y= 18 N= 0 A= 1 (Walker)

Unanimous Consent
MOTION PASSES

5. **Consent Items:**

ITEMS PULLED

Item(s): 1A Pulled By: Eshelman

Items 5-B-1 & 5-B-2 Moved by: Eshelman Seconded by: Rosen to be approved on Consent

A Outreach Committee

1. **MOTION - Name Badges with Lanyards - Outreach would like to print name badges for all ENC Board Members to be used at our ENC meetings and events. Lanyards and holders can be purchased at Office Depot, we would like up to \$65 to purchase the lanyards and holders. Passed 4-0-0.**

Moved By: Garay; Seconded By: Eshelman

Y= 18 N= 0 A= 0 I= 2 (Walker & Huckins)

Unanimous Consent
MOTION PASSES

B Planning and Land Use Committee

1. **MOTION: Approval of the remodeling plans of the McDonalds Restaurant located at [15700 Ventura Boulevard, Encino CA 91436](#) as presented. Passed 8-0-0**

Moved By: Eshelman; Seconded By: Rosen

Y= 20 N= 0 A= 0

Unanimous Consent
MOTION PASSES

2. **MOTION: Proposed increase in the Planning Appeals Fee being proposed by Richard Llewellyn, Eric Garcetti's Mayoral Office Attorney. Interested parties should call Councilmember Koretz and or his Planning Deputy Aviv Kleinman to voice their concerns. The Encino PLU Committee opposes such a fee increase as it would freeze out appeals except from the wealthiest individuals and groups and give developers a big gift of silencing their opposition. Passed 8-0-0**

Moved By: Eshelman; Seconded By: Rosen

Y= 20 N= 0 A= 0

Unanimous Consent

MOTION PASSES

6. **Non Consent Items:**

A. Executive Committee

1. **MOTION: Approval of new street signs for the intersection of Morrison and Densmore Streets in Encino in homage to Jim Morrison, lead singer and John Densmore, drummer for the band The Doors. The Doors were a Southern California band formed in 1965. Reveal of the new street sign(s) would include a small ceremony to include Councilmember Koretz, Mr. Densmore and the former guitarist for the band Robby Krieger.**

Moved By: George; Seconded By: Esterle

Y= 19 N= 0 A= 1= Cohen

MOTION PASSES

Alicia Yackley: (Doors Manager) We found this intersection bearing the names of two of the founding members and thought since The Doors were a Los Angeles based band and this intersection is in the City of Los Angeles, it would be fun to commemorate the 50th anniversary of the debut album by marking this intersection with a sign. If approved we plan to have a dedication ceremony on January 4th (the Day of The Doors) ideally. There will be a short reading of some of Jim Morrison's poetry at the event.

Cohen: Who's going to pay for the sign?

Alicia: LADOT has offered to pay for it.

Stakeholder: There were 4 members, how are they getting honored beyond just Jim Morrison and John Densmore?

Alicia: There's a plaque on Laurel Canyon commemorating the band as a whole in addition to several murals and dedication markers in Venice and other areas of the City.

Wayne: Does anyone remember The Doors? How about a sign for NWA?
{The General consensus of the room was, yes people remember The Doors}

Walker: Will they be playing a tune?

Alicia: No, there'll just be a reading.

Walker: Will there be alcohol?

Alicia: No

Cohen: What recourse do we have if the sign becomes a major draw? Morrison and Densmore are in a residential area.

Alicia: I'm not sure, but it probably won't be a big draw, there are signs and monuments all around town, not even the murals in Venice have thus far caused major impacts to the community

B. Planning and Land Use Committee

1. Specific Plan Exception Case: Change of Use to Legalize Existing Synagogue CN:APCSV-2017-827-SPE-SPP/ENV 2017-828-EAF **Haichal Moshe Synagogue** seeks to update the Certificate of Occupancy on their currently leased 3,215 sf space. The current Certificate of Occupancy shows a Pool hall with an alcohol license. The synagogue has been leasing and using the space for 12 years and now needs an Assembly occupancy. The Exception is to allow this use to continue with 10 parking spaces. Brandon Finch and Matt Goulgy, representing the owners, presented a parking demand study which shows that of their 102 congregant households 75% live within a quarter mile of the synagogue. They stated that the 10 spaces would adequately support this function since congregants walk to synagogue in lieu of driving. Rabbi David Loloan stated that the organization uses the building for prayer, youth counseling, business functions and management of offsite clubs. 15 people are there on a typical work day. Committee Member Questions and Comments:

MOTION: Support the Change of Use and Exception to the Ventura Specific Plan for the Haichal Moshe Synagogue , including the Variance for parking allowing 8 regular and 2 handicapped parking spaces which shall apply only to the Haichal Moshe Synagogue use located at 18042 Ventura Blvd in Encino. Sub-leases shall not be allowed, exemption goes with the tenant if the tenant leaves.

Amendment (Blumenfeld) to include in conditions: sub-leases shall not be allowed, exemption goes with the tenant if the tenant leaves, and fix spelling and add address within the motion

Levinson Moved Cohen Seconded to Approve Amendment

Y= 20 N= 0 A=0

Amendment Approved

Cohen: Initially I was concerned about the lack of parking if there's a big Bar Mitzvah guests park at congregants house and they walk to the Synagogue

Rosen: is there a school attached to the synagogue?

Brandon Finch: No.

Wayne: Let this be a lesson, this was a lack of cooperation between Paul Koretz' office and the congregation, this should have been dealt with quietly, this should have never gotten this far. They should be fully reimbursed for their legal fees, you should include that as an amendment. {No such amendment was introduced by any board member}

Motion to approve as amended:

Moved By: Silver; Seconded By: Cohen

Y= 20 N= 0 A= 0

Unanimous Consent

MOTION PASSES

2. The Encino NC PLU committee has received several detailed presentations and extensive written documentation describing a proposed 114 unit, 86 ft. high, mixed use project at [16161 Ventura Blvd., Encino](#). The project is described in detail in the PLU agenda, dated September 12, 2017. The developer has asserted that the project qualifies for approval for numerous entitlements by right. “The state of California calls for high-density development near transit stops, while requiring a certain percentage of lower-income units. Yet, the experience with this kind of “inclusionary zoning” is not a happy one. Such laws tend to increase the prices for market-rate housing, raising the prices for everyone else, including the more numerous poor who do not win the “affordable housing” lottery.” [Joel Kotkin and Wendell Cox, Los Angeles Daily News - Sept 10, 2017] After receiving extensive public comment in opposition to this project, the PLU committee makes the following recommendations:

MOTION:

- 1) **That the Encino NC go on record to oppose the project (16161 Ventura Blvd Encino) as described.**
- 2) **That the traffic, parking, access and vehicle capacity on Ventura Blvd. cannot support this 114 unit mixed use project.**
- 3) ~~That the Encino NC urges the City of Los Angeles to reconsider its “inclusionary zoning” policy and mobility policy that seek to force residents out of their cars and on to foot, bicycles or mass transit.~~
- 4) **The project is out of character with other housing along Ventura Blvd. in the Encino corridor. 7-0-1 PLU**

Brad Rosenheim: The owners have been in the community for 40 years, they had 2 conditions: make it a beautiful building: and follow the rules of the community, we’ve done that, we meet the provisions of the code plan, the specific plan. We are seeking no deviations and no variances, in fact as a result of the meeting we had with the Land Use Committee, the number of residential Units was reduce from 133 to 114, that’s enhanced an 8 a reduction of 14%, below what the code allows us the build. Parking was by 68% and we reduced the floor area of the building by 10%. We proposed an 8 story building, it’s now a 6 story building with a mezzanine, and that modifies the massing of the building along the boulevard. The Specific plan allows for a 75% lot coverage, we now have a 66% lot coverage. We have taken the input of the committee very seriously and the owner and I both feel that we now have a much better project for it.

George: a few questions, I understand there’s going to be 11 affordable units in this project, can you please explain what that means?

Brad: this is something induced by state density bonus law, this is not Section 8 Housing, this is affordable housing for working people to afford

George: Are you going to give priority for people who work along Ventura Blvd?

Brad: there are some fair housing laws, but I would support giving a right of first refusal

Eshelman: What about shadows? It seems like it would shade a lot of the single family residences?

Brad: There will be a shadow, but it would blend with the shadow of the building to the preexisting shade shadow of the building to the east

Garay: are any of the allocated stalls for disabled, will there be onsite workers taking up any stalls?

Brad: yes, there are

Walker: I see a lot of bike parking, which I assume is based on people biking on Ventura

Blvd which is totally unrealistic as there are no bike lanes. Will there be commercial?

Brad: there are 2 live/work units but otherwise, there will be no commercial spaces.

Rosen: the affordable units, how are those monitored 5 years down the road, how are those monitored?

Brad: This is a requirement by the city and they will come out and do annual inspections.

Whitehill: we just got done with 3 months of Hell by the DWP to deal with work as a result of the new building that was once a carwash, what are you going to do to make sure your project doesn't put us through such an ordeal?

Brad: I encourage my clients to cover the added costs of doing night and weekend work to lessen the impact on traffic.

Blumenfeld: there are on menu and off menu items, there are some that are suggested like for example a 35% density bonus, one of the off menu items this project asks for is that when you reach a certain number of feet from the boulevard, you can go so high and tier backwards, they're asking to go completely vertical, that's one off menu item. Second off menu item, the lot is actually 2 parcels and what they're asking for is to combine the parcels therefore doing away with the spacing in between the two buildings. Now there's two driveways over there in and the reason those two driveways were actually constructed was going ahead and go in and go out to allow traffic to smoothly enter and exit the property, by combining the parcels they're only required to do one driveway. Additional things that they're asking for is additional height, the mezzanine is still considered a story and they're asking to go even higher...

Eshelman: that doesn't work but you're just out of time

Brad: on the height, what the code actually says is we are not permitted any additional height that is otherwise not permitted under the code meaning over 75 feet, so 20 feet back the building goes back to 75 feet and then steps back to 86 feet as required by the code. So the off menu incentive that we're seeking is because the city of Los Angeles has not consistently applied the issue of transitional height. The Density bonus provision specifically exempts projects from transitional height requirements. We are seeking that off menu incentive to just seek the clarity of what that says and how they've applied it, and that is totally within the law.

Miller: I see there are 2 live work units facing Ventura Blvd, you said there would be not retail, what is a live/work unit?

Brad: we're envisioning an attorney or an architect living in a unit above their office and that it would create a more dynamic interface with Ventura Blvd, than just a wall.

Miller: If there were an architect or an attorney, where would their clients park?

Brad: assuming they're working during normal business hours the clients would park in the building when parking is more available. As far as the overall conversation with the parking we're having an ongoing discussion with the building across the street, which would free up more parking at night when they're not using it.

Apikyan: how long will the units remain affordable units?

Brad: 55 years

Cohen: how do you protect the affordable units from re-leasing at market rates?

Brad: the city has regular inspections through the housing department

Cohen: one of the biggest concerns that comes up is parking, you have 111 spaces, but you're probably going to need about 200 spaces, how do you handle the need for extra parking?

Brad: we're working out a deal with the owner of the lot next door to use their surplus parking at night

Bailey: this would be a much more attractive project if they remove the billboard,

Brad: I get where you're coming from, part of the issue with the billboard is there is a lease and we're not sure if and when we'll be able to get out of the lease

Bailey: with regard to the impact to the single family homes behind the building, there are set backs in the frontage, but what if anything can be done in the back?

George: Glenn can you comment on why the bike parking is needed?

Bailey: there's a need for short term and long term bike parking, the number required is set by the city, if you're building, short term parking is for guests, long term is for residents, there is currently a revision going on with the code regarding the number of bicycle parking spots and I'm not sure if that number is going to go down or up, and if when you're building a building for 50 year down the road, the younger generation isn't driving as much and there will be a need for secure bicycle parking, especially considering the number of studio apartments you have.

Levin: at the PLU meeting, people were asking what the back of the building, do you have drawings of the back of the building now?

Brad: No, but it's a 75ft wall at that back portion, it's a north facing wall.

Silver: Brad is one of the nicest guys I've known for almost 40 years, the problem is he's paid to represent a developer, my first question is has a traffic study been conducted? Do you really think you're going to need 125 bike spaces?

Eshelman: Due to the number of comments there will be 1 minute each

Donna Richard: Are these units for rent or lease? And what range of rents for the (at-market) units, what is the range of prices? If this project is approved how long before this project would begin.

Brad: For rent, we don't know, we don't know, and we don't know

Dr. Star: We're over built already, traffic is already a nightmare how can we let these things go on?

Boaz Hillel: We need to be careful about over populating Ventura Blvd, this whole place is a big gridlock.

Jane Blitz: Parking and traffic have been addressed, we have all this housing going in, I haven't heard anything about the infrastructure, what about the impacts on our sewers?

Phyllis Siebold: Like everyone else says, I live in the area, I work in the area, I shop in the area, we don't have room for any more kids in the schools, we have to turn away neighborhood kids, how are you going to justify adding more people?

George: Brad is this a by-right project?

Brad: We'll be going to the city planning commission,

George: is the increased density because of the Affordable housing units?

Steven D. Turner: I'm the longest paying tenant at 16161 Ventura Blvd, what consideration is being given to the current tenants?

Brad: I'm not sure, I would presume there's a lease and whatever that lease says will dictate those terms

Wayne from Encino: The only way this can be built is you have to pay off the councilman

Tamara Levi: I live on Libbit, my biggest concern is the traffic. The turns will go onto Libbit if it's right turn only out of this property. Encino has one main street between Hayvenhurst and the freeway and that's Ventura Blvd other cities have alternative routes you can take, right now the traffic is going into our neighborhoods, it's not staying on the main streets, and we have no sidewalks, it's going to be a nightmare if this goes through.

Elaine Newman: Point of clarification the developers no longer live in Encino, they've moved on to the Westside, they are acting in their own self interests. We need you the council to protect us and fight against this folly

Ed Burnham: If we continue to cram more and more people into our crammed Encino, living here is going to be untenable, and it's happening at an increasing rate

- Philip Schlosberg: I've lived down Libbit for 40 years, I don't know how many of you were here on September 12, there were about 200-300 people here, not a one of them was in favor of this building, I had a plumber come over this morning and it took him half an hour to get from probably Burbank and Sepulveda to my home, in the morning it's totally impassible in the morning and evening hours.
- Jessie woods: I used to be on the board and the PLU committee, this is not about the community, one thing no one has said is where are the construction vehicles going to go?
- Bobby Wax: traffic sucks here, I'm a local business owner here, I'm a resident in Encino, why don't we have the people who want to move into this building move into all the unleased spaces that we already have in the mixed use buildings along Ventura Blvd that have been sitting empty for months? Why do we need to get rid of the existing building that has reasonable rents the spaces, why don't you go ahead turn this spot in to a damned parking structure to handle all the cars, because there's not enough? There's no crosswalk midblock between Woodley and Libbit it's extremely dangerous. We don't need this in our neighborhood
- Silver: Moves to adopt as written Cohen seconds
- George: moves to amend the motion to strike point 3 as it has nothing to do with this project , Kelson Seconds
- Bailey: there have been other cases, maybe Gibson can comment, but I think this is a Trojan horse to get a comment on a city-wide issue.
- Silver: I disagree, inclusionary zoning is a technical term for mixing in affordable housing in this situation I'm going to side with Glenn, because you're mixing in policy this might get struck down by the city attorney because it has nothing to do with this project
- Gibson:
- Blumenfeld: this case uses the inclusionary zoning to add extra density, which would not be compliant with the specific plan as is. They're also taking advantage of an optional 15% reduction in parking for adding bicycle parking,
- Bailey: that argument is not valid, it's a totally different policy, and irrelevant to this issue
- Silver: called the question on the amendment

{No objection}

Amendment to delete Item 3

George moves, Kelson seconds

16 for-3 against (Blumenfeld, Silver, Rosen), 1 abstain (Walker)

AMENDMENT PASSES

Motion as Amended:

MOTION:

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- 2) **That the traffic, parking, access and vehicle capacity on Ventura Blvd. cannot support this 114 unit mixed use project.**
- 4) **The project is out of character with other housing along Ventura Blvd. in the Encino corridor.**

Silver Moves Cohen Seconds to approve as amended

19-0-1 (George)

MOTION PASSES AS AMENDED

7. Officer's Reports:

- A. President's Report

- Mayor's Office looking for Volunteers to deal with homelessness, money has been approved to build housing

B. Vice-President's Report – Committee Chairs and Membership

- . Current Committees and membership information
No report

C. Treasurer's Report – Update for Board - ENC Account and cash flow.

**1. MOTION: Approval of August 2017 Monthly Expenditure Reports
We have about \$18,000 to spend on a community project**

Silver: I propose we spend that 18,000 on doing outreach for the specific plan update

Moved By: Bates; Seconded By: Levin

Y= 14 N= 0 A= 0

Unanimous Consent

MOTION PASSES

D. Secretary's Report

1. MOTION: Approval of August 2017 Meeting Minutes

Postponed until October 2017 Meeting

E. Sergeant at Arms Report

1. Ethics, Funding, Code of Conduct - training required of members

8. Committee Reports

1. ByLaws - Jess Whitehall
2. Education - Adriohn Richardson
3. Government Affairs - Patricia Bates
4. Outreach - Alex Garay
5. Parks/Environment - Debra George
6. Planning & Land Use - Eliot Cohen next meeting 10/10
7. Public Safety - Glenn Bailey
8. Traffic/Transportation - Laurie Kelson

9. Board Member Comments on Non-Agenda Items:

Next Encino Neighborhood Council meeting will be held on Wednesday, October 25th.

Valley Disaster Preparedness Fair

Saturday, October 7, 2017 Northridge Fashion Center - Pacific Theatre Parking Lot

www.valleydisasterfair.com

Encino Family Festival

Sunday, October 8th - Ventura Blvd, Encino

OurLA2040 General Plan Community Conversations on Open Space and Community

will be held throughout October - <https://www.ourla2040.org/upcoming-events> The Housing Element 2013-2021 was adopted on 12/3/13 and the Mobility Plan 2035 was adopted 1/20/16. Both will not be revised as part of OurLA2040.

Minutes Respectfully Submitted by: Jason Ackerman Edited By Mark Levinson