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**ENCINO NEIGHBORHOOD COUNCIL PLANNING AND  
LAND USE (PLU) COMMITTEE MEETING  
DRAFT MINUTES**

**Date: Tuesday, January, 9th 2017 Time: 7:00 PM**

**Location: Encino Women's Club**

**4924 Paso Robles Ave, Encino, CA 91316**

**Present:**

Eliot Cohen (Chair)\*, Lee Blumenfeld\*, Gerry Silver\*, Al Mass, Henry Eshelman, Diana Menzer, Greg Zeisler(Secretary) \*Indicates ENC Board Member/Alternate

- 1. Call to Order 7:02 P.M., Roll Call, Determination of a Quorum,**
- 2. The minutes from the 12/12/17 PLU Meeting were reviewed**

The following addendum to the minutes was suggested to topic 3C Planning Appeal fees:

- The addition of the word "appeal" to the following statement: "Per an article in the August 29,2017 Los Angeles Times, budget officials recommended hiking the current **appeal** fee of \$89 to \$13,538, an increase of over 15,000%

**Motion** (Eliot Cohen): The Encino PLU amends and approves the amended 12/12/17 minutes.

**Second** (Gerry Silver)

**Public Comment:** None

**Motion passes with consent (6-0). (Zeisler not in attendance) Minutes are approved as amended.**

**3. Discussion Items:**

**A. Discussion of Proposed Increase In Appeal Fees**

Due to a failure of transmittal by the ENC with the spirit and substance of this motion another reconsideration is in order. Planning Appeal Fees: A huge increase in Planning Appeals Fee's is being proposed by Richard Llewellyn, Eric Garcetti's Mayoral Office attorney, who is currently serving as "Interim CAO. The current fee of \$89.00 which allows residents and activist groups to file an appeal. Under the current proposal, the appeal fee could be raised a whopping 15100% to \$13538.00 according to the LA Times (<http://www.latimes.com/local/lanow/la-me-ln-fee-hike-20170829-story.html>).

**Motion** (Eliot Cohen): The Encino Neighborhood Council urges Richard Llewellyn-Interim CAO, The Planning Commission, The Los Angeles City Council and Mayor Garcetti to keep the current appeal at \$89.00 so residents and activist groups can appeal projects they feel are not in keeping with their community. The Encino Neighborhood Council opposes the proposed 15100% increase to \$13538.00 as reported by the LA Times (08/29/2017). Letters stating our opposition to a fee increase will be sent to: MAYOR Eric Garcetti, Richard Llewellyn-Interim CAO, COUNCILMAN Paul Koretz, Aviv Kleinman-Valley Planning Deputy for Councilman Koretz, City Planners: Director of Planning, Vince Bertoni, CITY PLANNING COMMISSION President-David H. Ambroz, Vice

President-Renee Dake Wilson, Members: Caroline Choe Richard Katz, John W. Mack, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos Dana M. Perlman, Elva O'Donnell, Sarah Molina-Pearson. Councilman David Ryu and Councilman Bob Blumenfield. Second (Al Mass)

**Second ()**

**Public Comment:** None

**Motion passes with consent (6-0). (Zeisler not in attendance)**

**B. Presentation by Verizon Wireless (Lisa Desmond): Cellular Infrastructure 17000 Ventura Boulevard Planning Dept. File # ZA-2017-3921-CUW**

The Applicant seeks to install and operate an unmanned wireless telecommunication facility on the rooftop of the existing building. The proposed project is necessary to fill a gap in coverage within the existing Verizon Network. The project will consist of 12 eight-foot panel antennas, 15kw/54-gallon diesel standby generator, and associated equipment. These will all be screened from view with Fiber Reinforced Panels painted and textured to match the existing building. The proposed project will be constructed within the allowable height of 45. The proposed project is consistent with the Ventura Cahuenga Boulevard Corridor Specific Plan and the Los Angeles Municipal Code, as well as, the City of Los Angeles General Plan and Encino-Tarzana Community Plan. The project seeks no variances, adjustments, zone changes or general plan amendments.

Requested Entitlements: The Applicant seeks approval of a Conditional Use Permit- Wireless to install and operate an unmanned wireless telecommunication facility.

**Committee Comment:** The committee understands the project as presented and expressed concerns for nearby dwellings over the potential emissions from the described towers. Similar requests have come to the committee in the past, and the Encino PLU recognizes that taking a position on this matter not possible due to the constraints on the authority of the topic.

**Call for Vote** (Eliot Cohen): The ENC PLU is in favor of letting Verizon Wireless to install the unmanned wireless telecommunication facility as described.

**(4) votes against, (3) abstain (Silver, Cohen, Zeisler)**

**The committee instructed Ms. Desmond to attend and present to the full Encino Neighborhood Council meeting on January 24, 2018**

**C. Presentation On Sale Beer and Wine Conditional Use Beverage (CUB) Permit Applicant: Kickin KAsian Restaurant 17618 Ventura Boulevard Encino, CA 91316 ZA-20174968 –CUB ENV-2017-4969-CE (Sheryl Brady)**

Kickin KAsian Inc. is requesting a Conditional Use for the sale and dispensing of beer and wine for on-site consumption for their newest location in the Encino area at 17618 Ventura Boulevard Encino, CA 91316. The proposed restaurant is 2,464 square foot in size with a total of 71 seats. The hours of operation will be 11:00am-10:00 pm Monday – Friday and 11:00am-11: 00 pm Saturday – Sunday A Type 41-On Sale Beer and Wine for Bona Fide Public Eating Place license application has been submitted to ABC Van Nuys District Office.

The project site is zoned C4-1VL with a Community Commercial general plan designation. Said site is located within the Ventura / Cahuenga Boulevard Corridor. Kickin KAsian is a proposed bona fide family restaurant serving Cajun-style seafood with an Asian twist. It is a restaurant that provides something for the whole family. Many of the guests, visiting Kickin KAsian find the beer and wine to be a perfect complement to their meal. In terms of overall sales, the beer and wine will represent approximately five (5%) percent of the overall sales, according to the proprietor. No alcohol will be served in the patio area.

**Committee Comment:** The committee confirmed with the applicant that all outdoor eating plans comply with code and welcomed the establishment into the neighborhood.

**Motion** (Eliot Cohen): The ENC PLU approves requesting a Conditional Use for the sale and dispensing of beer and wine for on-site consumption for their newest location in the Encino area at 17618 Ventura Boulevard Encino, CA 91316.

**Second** (Greg Zeisler)

**Public Comment:** None

**Motion passes with consent (7-0).**

**D. Continuation of Deliberation on Permanent Supportive Housing (PSH) Ordinance CPC-2017-3136-CA**

The committee continued the discussion as it regards to the Permanent Supportive Housing Ordinance CPC-2017-3136-CA. The following submission to the ENC was reviewed:

*The ENC understands the urgent need to help the homeless. The ENC urges the Los Angeles Dept. of Planning and the City Council to remove and reject several provisions of the PSH Ordinance. In order to stream line the approval process the PSH plan overrides or gives "relief" from requirements for zoning, parking, free space, height, and setbacks. This effectively negates all the time and money spent on Zoning, Community and Specific Plans. It abolishes the need for Environmental Impact Studies and Traffic Studies **which** must be done to access impacts. Adequate parking must be required in all PSH developments. Housing for the Homeless must not be too close to schools, parks and other sensitive locations. PSH developers should be subject to the same requirements as all other developers, including notification and approval from the Neighborhood Councils. We fear that a dual standard for normal and another standard for PSH will create chaos and undermine the authority of the Planning Department, hurt Public Safety and create density where it might be most undesirable.*

*The ENC additionally believes, mandatory testing for drugs and alcohol should be a requirement to have placement into a PSH facility. Rehabilitation and becoming a productive citizen of Los Angeles should be a requirement for placement and living in these facilities. Create a list of priority clients such as families with children, veterans or the disabled, is a must.*

**Committee Comment:** The committee agreed that the PLU is not a policy making group but is designed to facilitate and provide a forum for public discussion and input on individual projects and general policy decisions which affect Encino's landscape.

**Motion** (Eliot Cohen): The committee moves to adopt the following: The Encino PLU understands the need for Permanent Supportive Housing. However, this must be done without over-riding the existing codes and zoning laws which have made our neighborhoods viable. We recommend the City of Los Angeles investigate using existing facilities, such as unoccupied warehouses and/or big box stores, to create super centers for the provision of services and supportive housing to those in need akin to the "soldier one stop model." We believe the PSH ordinance should assist individuals on a temporary, transitional basis on their way from homelessness to self-sufficiency.

**Second** (Henry Eshelman)

**Public Comment:** None

**Motion passes with consent. (7-0).**

4. **General Public Comments** – None

5. **General Board Comments** – None

6. **Meeting Adjournment** – 8:55

Respectfully Submitted,  
Greg Zeisler