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**ENCINO NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE
MEETING NOTICE AND AGENDA
(TUESDAY) MAY 8, 2018 7:00-8:45PM
Location: Encino Women's Club
4924 Paso Robles Ave. Encino, 91316**

Residents and Stakeholders 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 ARE INVITED TO COMMENT, ASK QUESTIONS OR SPEAK UNDER PUBLIC COMMENTS WILL BE ASKED 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:

1. Call to Order: Roll Call, Determination of a Quorum, selection of voting PLU Committee Members, Selection of Secretary for this meeting.

a. Committee Members on the ENC Board:

Eliot Cohen* (Chair), Henry Eshelman*, Carol Levin*, Dr. Gerald Silver*, Lee Blumenfeld*

b. Stakeholder Committee Members:

Al Mass, Diana Menzer, Jo-Dee Becker, Greg Zeisler MPH

c. Alternate Committee Member(s):

Shelley Billik**, Steven Turner**

*Indicates ENC Board Member, **indicates ENC Alternate Board Member, no more than a total of 5 Board Members and/or Alternates May vote on the same item during the course of a Committee Meeting.



2. Approval of Minutes

A. Discussion and possible action to approve the minutes from the February 13, 2018 ENC PLU Committee Meeting, removing the word “draft” in front of Minutes and replacing it with the word “Approved”. <http://www.encinonc.org/docs/34483182-5119.pdf>

3. **Action Items:** Votes may be taken on the following items. Ten (15) minutes will be allowed for presentations with an additional ten (15) minutes for responses per item. (* May be adjusted by chair.)

3.1. Discussion and Possible Action to file a CIS in support of CF #17-1426.¹ **Potential Regulation of Group Homes (Koretz/Martinez)**

“Local jurisdictions, including the City of Los Angeles, have wrestled with how to categorize and regulate group home-related uses over the last decade or so, but have not settled upon a consensus as to how to proceed. Past efforts by the City Council to find ways to address the impacts of group home-related uses in residential neighborhoods have encountered the complexities of trying to rein in abuses while respecting not only state and federal law, but also the variety of reasons groups of unrelated adults may have for living under the same roof. As we explore how to better manage group homes, especially those run by commercial entities, these concerns, along with state and federal regulations, must be respected. That residents of some group homes are disabled adds a layer of complexity as well. Federal and State law demand that local jurisdictions ensure the disabled are not discriminated against in housing. Indeed, housing designed specifically for certain groups is necessary for the health and well-being of the community. According to the California Research Bureau's 2016 report, "Sober Living Homes in California: Options for State and Local Regulation," sober living homes are integral to California's system of substance abuse resources. Yet no state agency formally regulates sober living homes. State laws and licensing requirements governing treatment and care facilities do not apply to sober living homes. Even at the State level, there have been more than two dozen unsuccessful attempts by the state legislature to fine-tune the state's laws regarding sober living homes since 1998. Various jurisdictions, both within and outside California, have considered and approved local regulations governing group home related uses, aspects of which might prove applicable in Los Angeles. The City should review these efforts, including any ordinances that have been approved along with any litigation they may have engendered, and determine whether aspects of any of them could be applicable to circumstances here with regard to mitigating the impacts of group homes, including sober living homes.

*I THEREFORE MOVE that the City Attorney and Chief Legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council within 120 days with analysis, options, and recommendations”. **Motion authored by Paul Koretz 12/13/17***

¹ http://clkrep.lacity.org/onlinedocs/2017/17-1426_mot_12-13-2017.pdf



ENC-PLU PROPOSED MOTION: *The Encino Neighborhood Council Supports the motion of Councilman Koretz dated December 13, 2017, instructing the City Attorney and Chief Legislative Analyst to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes. Including but not limited to Sober Living Facilities, Sober Living Homes, Half-Way Houses, Residential Care Facilities, Single family Home Conversions to Group Homes, Community Treatment Facilities, Group Homes for Troubled Teens. The impacts of these Homes can be negligible to extremely serious to the surrounding homes and neighborhoods. We urge a thorough review of efforts undertaken in other communities, and a report back to the City Council within 120 days with analysis, options, and recommendations to lessen the impacts to our Neighborhoods.* CIS #17-1426

3.2. Discussion and Possible Action to file a CIS in support of [CF- 93-1888-S1](#)² Automatic Fire Sprinkler System / Installation for Townhouses/One-Two-Family Dwellings / Residential and Neighborhood Safety / Execute Ordinance(Blumenfield/Koretz/Bonin)

Residential fire safety is one the most important public safety matters in the City. The City's homeowners and their families are exposed to residential fires caused by drought, and earthquakes. During times of wildfire within City limits, residences have burned. During earthquakes, residences have burned. Hillside homes have burned due to difficulty in reaching the homes. The existence of an automatic fire sprinkler system may have saved all or part of a residence during such disasters. Currently, the majority of the housing stock within the City does not have an automatic fire sprinkler system. It would be neither cost effective nor practical to require retrofitting every home with an automatic fire sprinkler system.

ENC-PLU PROPOSED MOTION: *The Encino Neighborhood Council supports the requirement of new residential homes to be equipped with automatic sprinkler systems. The ENC, however, does not support retrofitting existing homes and apartments with automatic sprinkler systems due to the large expense needed to install such systems and the inconvenience of the installation.* **CF- 93-1888-S1**

3.3. Change of Use from Existing (Old) Fire Station to a Cultural Center 5001 N Balboa Blvd 91316 (04/26/2018 [Cpc-2018-2372-Gpa-Zc](#))³

Discussion and possible motion on change of use Zoning Change from Fire Station to Cultural Center. GPA-GENERAL PLAN AMENDMENT Adrineh Melkonian City-Planner

4. Public Comment (for Items not on the Agenda, but within the jurisdiction of the Encino Neighborhood Council)

5. Committee Member Comment for Items not on the Agenda

6. Adjournment (8:45PM)

² http://clkrep.lacity.org/onlinedocs/1993/93-1888-s1_mot_02-13-2018.pdf

³ <http://planning.lacity.org/pdiscaseinfo/Caseld/MjIwNjU10>



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 Women’s Club at 4924 Paso Robles Ave, Encino

www.encinonc.org You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <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

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 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.

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 Alex Garay, Presidente de la Mesa Directiva, al [\(818\) 971-6996](tel:8189716996) o por correo electrónico enc@socal.rr.com para avisar al Concejo Vecinal.

