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**[DRAFT] ENC – PLU COMMITTEE MINUTES
5/8/18**

1. Call to Order 7:07 P.M., Roll Call, Determination of a Quorum,

Present:

Eliot Cohen (Chair)*, Lee Blumenfeld*, Al Mass, Henry Eshelman, Greg Zeisler (Secretary)

*Indicates ENC Board Member/Alternate

2. The minutes from the 2/13/18 PLU Meeting were reviewed

Motion (Eshelman): The Encino PLU moves to approve 2/13/18 minutes.

Second (Blumenfeld)

Public Comment: None

Motion passes with consent (5-0). Minutes are approved as submitted.

3. General Public Comments

A. Comments regarding future development in Woodland Hills (Gina Thornburg)

Draft EIR for Promenade 2035 Plan was issued (ENV-2016-3909-EIR). The Project, located within the Warner Center 2035 Specific Plan (Warner Center Plan) area of the City of Los Angeles, would include approximately 1,432 multifamily residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, approximately 572 hotel rooms and an approximately 320,000-square-foot, 15,000-seat roofless Entertainment and Sports Center. At buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, supported only by 5,620 parking spaces, a ratio of only 1.7 spaces/1,000 sf. The project does not make provisions for affordable housing.

Committee Comment: The Encino PLU thanks Ms. Thornburg for bringing this forward. The Encino PLU will take under discussion the transportation aspects of the proposal as traffic patterns in Encino may be adversely affected.

B. Comments Regarding 16161 Ventura Boulevard (SPC-2017-3172) (Anita Barrett)

Community concern that project is slated to move forward despite it not being supported by the Encino Neighborhood Council. Homeowners of Encino, a non-profit community organization, has filed appeals against the project.

Committee Comment: The Encino PLU confirms its opposition to the 16161 Ventura Boulevard project and suggests that residents continue to write letters of opposition to

their city councilman, as well as partner with local businesses who may also be in opposition to the project.

4. Discussion Items:

A. Discussion and Possible Action to file a CIS in support of CF #17-1426. Potential Regulation of Group Homes (Koretz/Martinez)

The following motion authored by Councilman Paul Koretz was discussed:

“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 or 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*

Committee Comment: The Encino PLU acknowledged that alcoholism and drug abuse is a societal concern and a public health issue. As needs, problems, and required resources may vary from individual to individual, a variety of treatment strategies should be available. Group homes (and sober homes) may be a critical part of this treatment, however, the lack of federal oversight of such locations is of concern. AB3162, authored by Senators Allen and Stern and introduced by Assembly Member Friedman on 2/16/18, does not clarify the qualifications of how to become a sober living home nor does it include monitoring mechanisms.

Proposed Motion (Cohen): The Encino PLU requests that the Encino Neighborhood Council endorses 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.

Public Comment: None

Proposed Amendment #1 (Blumenfeld): The Encino PLU advises that the following language be added to the motion authored by Councilman Koretz: The Encino Neighborhood Council encourages the Los Angeles City Council to keep sober living facilities a safe (ie a minimum of 1,000 ft) distance away from schools, parks, playgrounds and other areas where children may gather.

Public Comment: None

Amendment Second (Zeisler)

Amendment passes with consent (5-0).

Proposed Amendment #2 (Blumenfeld): The Encino PLU advises that the following language be added to the motion authored by Councilman Koretz: The establishment of Group Homes or Sober Living Facilities should abide by local planning and zoning regulations which have been established to protect communities.

Public Comment: None

Amendment Second (Mass)

Amendment #2 denied (2-3) (For: Blumenfeld, Mass; Against: Cohen, Zeisler, Eshelman)

Amended Motion Passes with consent (5-0)

**B. Discussion and Possible Action to file a CIS in support of CF-93-1888-S1.
Automatic Fire Sprinkler System / Installation for Townhouses/One-Two-Family Dwellings / Residential and Neighborhood Safety / Execute Ordinance**

The following motion authored by Councilmen Blumenfeld and Koretz was discussed: *“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 earthquake. 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.

The 2017 State of California Residential Building Code (Title 24, Part 2.5, California Code of Regulations) requires automatic fire sprinkler systems to be installed in all newly constructed townhouses and one- and two- family dwellings (Section R313.2—One- and two-family dwelling automatic fire system). However, existing townhouses and one- and two- family dwellings received an exception from this State requirement when it was initially enacted into law.

The City’s Municipal Code does not require installation of automatic fire sprinkler systems in existing townhouses and one- and two- family dwellings.

Because of the drought conditions (climatic) existing within the City; the possibility of a major earthquake (geologic); and difficulty reaching residences in the hillsides

(topographic); the installation of automatic fire sprinkler systems would increase residential and neighborhood safety.

Some estimates indicate that the cost of installation of an automatic fire sprinkler system is \$2 to \$3 dollars per \$100 dollars spent on residential additions or alterations.

Requiring installation of automatic fire sprinkler systems in townhouses and one- and two-family dwellings when the residence is added to or altered, and the aggregated value of the additions and alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building, would be in the interest of public safety; and justified by the costs of the addition or alteration.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety, in consultation with the Fire Department, and with the assistance of the City Attorney, to prepare and present an ordinance that requires installation of an automatic residential fire sprinkler system in existing townhouses and one- and two- family dwellings when the residence is added to or altered, and the aggregated value of the additions and alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building.”

Proposed Motion (Cohen): The Encino Neighborhood Council supports the requirement of new residential homes to be equipped with automatic sprinkler systems. The Encino Neighborhood Council, 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

Second (Eshelman)

Public Comment: None

Motion passes with consent (5-0).

C. Change of Use for 5001 N Balboa Blvd from Fire Station (vacated) to Cultural Center (Cpc-2018-2372-Gpa-Zc)

5001 N Balboa Blvd, 91316 was the location of Fire Station 83 until its relocation to 4960 Balboa Blvd. The previous fire station remains unused and sits on land zoned for “PF” (Public Facilities). The project requests a change of use from an existing (vacated) fire station to a cultural center and a general plan amendment and zone change from Public Facilities to R3-1.

Committee Comment: The Encino PLU expressed concern over the change of use from Public Facility to R3-1, which could allow for the development of high density housing. The Encino PLU is in favor of the development of a Cultural Center as long as proper measures are taken to mitigate the known soil contamination caused by the underground gas tanks.

Public Comment (Hagopian): Mr. Hagopian, a representative of the Cultural Center, commented that the intended use of the land is to construct a Cultural Center.

Committee Comment: The Encino PLU requested that representatives of the Cultural Center return to the PLU with a formal presentation.

Proposed Motion (Eshelman): The Encino PLU proposes to the table the conversation regarding the change of use request (Cpc-2018-2372-gpa-Zc) until the next meeting.

Second (Zeisler)

Motion Passes with consent (5-0)

5. Committee Comment for Items not on the Agenda

Blumenfeld: Potential topic for the next meeting is to discuss how some new developments are altering the city landscape (i.e. cutting down trees). We may need to engage street use investigators.

6. Meeting Adjournment – 8:47

Respectfully Submitted,
Greg Zeisler