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## [DRAFT]\* Encino Neighborhood Council

### 10-09-2018 PLU COMMITTEE MEETING MINUTES

The Following Minutes correspond with the 10/09/2018 ENC PLU Committee Agenda, which can be found at <http://www.encinonc.org/docs/34483191-5173.pdf>

#### ENC - PLU MINUTES 10/9/18

##### Present:

Eliot Cohen (Chair)\*, Lee Blumenfeld\*, Gerald Silver, MD\*, Henry Eshelman\*, Carol Levin\*, Diane Menzer, JoDee Becker, Greg Zeisler (Secretary) \*Indicates ENC Board Member/Alternate

#### 1. Call to Order 7:02 P.M., Roll Call, Determination of a Quorum,

#### 2. Approval of Minutes from Prior Committee Meetings

##### A. Discussion and Possible Action to Approve the Draft 6/12/2018 PLU Committee Meeting Minutes

**Motion** (Eshelman): The Encino PLU moves to approve 6/12/18 minutes as submitted

**Second** (Zeisler)

**Public Comment:** None

**Motion passes with consent (8-0). Minutes are approved as submitted.**

##### B. Discussion and Possible Action to Approve the Draft 8/14/2018 PLU Committee Meeting Minutes

**Motion** (Eshelman): The Encino PLU moves to approve 8/14/18 minutes as amended to reflect the proper vote count for Item 3D. Item 3D passed with a 5-2-0 vote count.

**Second** (Zeisler)

**Public Comment:** None

**Motion passes with consent (8-0). Minutes are approved as amended.**

#### 3. Action Items/Discussion Items

##### A. PLU-18-10-003: Discussion and Possible Action re: council file #12-1549-S12 (Sherman Oaks PSH)

Concerned Citizens for Safer Neighborhoods (Jim Malmberg and Gina Silverstein) discussed Councilman David Ryu's proposal to study the feasibility of and possibility for building the following facilities on government-owned land:

1. A Permanent Supportive and/or Affordable Housing facility with 123 apartments for \$53,000,000 at 15314 W. Dickens Street (City-owned metered parking lot behind businesses and restaurants and next to the 405-Freeway)
2. A Crisis and Bridge Housing Facility at 5161 Sepulveda Blvd. (US Army-owned land off Magnolia Blvd adjacent to the 405-Freeway)

Presentation comments included the following:

- Concern over identified locations as identified locations are walking distances from schools, family amusement parks, and/or liquor stores.
- Concern that potential residents will not be required to be sober or to participate in rehabilitation programs.
- Concern that the PSH program does not address specialized needs for women, children and seniors
- Concern that where PSH has been established in other areas, crime rates have increased (Seattle example cited)
- Concern that the proposed locations will force business to close, especially the Dickens site which would eliminate a parking lot
- Concern that the proposed locations will decrease property values
- Comment that the City of LA has a 24% vacancy rate in homeless shelters.

**Committee Comment (Cohen):** The Encino PLU thanks Mr. Malmberg and Ms. Silverstein for bringing this forward. The Encino PLU typically does not take items outside of their planning purview, however, what happens on the borders of Sherman Oaks adjacent to Encino will affect Encino.

The Encino PLU recognizes that homelessness is a social issue effecting our community and suggests that we as a community also try to help come up with solutions. Other comments from committee members included:

- Concern that the PSH ordinance has waived the CEQA
- Concern that locating housing next to a major freeway may be unhealthy
- Concern that sobriety is not a requirement for residency
- Concern that PSH does not come with job placement and training programs
- Concern that PSH leads to increased costs for things such as sanitation and police
- Concern that the proposed projects will have externalities that affect Encino, particularly crime, traffic, and tax and legal liability. Studies with efficacy rates and crime stats should be included with the proposal.

The committee asked the audience the following question: Looking at the proposed solution by Councilman Ryu, how many believe this is A. Superb; B. I don't know enough; C. I strongly oppose based on what we know. Option A received 1 vote, Option B received 1 vote (the same voter as Option A), Option C received the rest.

**Public Comment:** The following public comments were made from concerned citizens:

- Joseph – Supports homeless housing. Has a family member (mom) who is homeless and reminds the audience and committee that there is a human side to homelessness.
- Lloyd – Works in law enforcement. Commented that AB109 decriminalized certain crimes and empty jails which has led to the crisis we see today. PSH is not the solution as there are no qualifications, leading to more crime in the surrounding area.
- Patti – These facilities will increase costs to residents surrounding the proposed locations (i.e., addition of gates around property)
- John – Proposal is bad for businesses in the surrounding areas. The Dickens site eliminates parking. There are not enough people who are homeless in the Encino/Sherman Oaks area to fill the proposed sites.
- Andrea – Does not support the proposed locations and asks the committee and attendees to help the city come up with alternatives. Empty warehouses were suggested.
- Tom – Suggests that a public oversight committee be established to help determine appropriate locations for PSH.
- Lori – A local business owner near the proposed development areas. Comments that the proposed locations are bad for the surrounding businesses. Neighboring tenants have already threatened to relocate.
- Jonathan – The proposed sites are not safe for children. Studies should be done showing the impact of PSH sites on the surrounding area. The commenter was forced to move away from a site established in the Hollywood area due to safety concerns.
- Pamela – Commented that this proposal does not offer long term solutions for integration. The proposal should include sobriety programs, job training, etc.

**Proposed Motion (Cohen):** The ENC opposes the proposed PSH at 15314 W. Dickens Street and the Crisis and Bridge Housing Facility at 5161 Sepulveda Boulevard due to safety concerns, health concerns, disruptions to businesses and schools, and impacts to stakeholders.

- **Motion Second:** Carol Levin
- **Public Comment:** None
- **Motion passes as consent item (8-0)**

**B. PLU-18-10-004: Ralph’s Fresh Faire seeks a type 86 alcoholic Beverage License for Instructional Tastings and Conditional Use Permit**

Ralphs Market at 17840 Ventura Blvd., Encino 91316 has an ABC type 21 license which permits the sale of a full line of alcoholic beverages between the hours of 6am – 1am, 7 days per week. Ralphs is asking to conduct instructional tastings between the hours of 10am – 9pm. The site is within 1,000 feet of Our Lady of Grace Church and Preschool, Elementary Middle and Religious School, Torat Hayim Valley Synagogue, and Crespi Carmelite High School. The ENC-PLU would like Ralph’s to address concerns regarding hours of liquor sales and the monitoring of consumption during “instructional tastings” due to safety concerns as the store is near so many schools and religious institutions.

**Committee Comment:** Ralphs was invited to the committee meeting but did not send a representative to discuss the plan. The committee commented that tastings regularly

occur at other establishments such as Whole Food, Gelsons, and BevMo. The committee assumes that Ralphs will diligently check for proper age identification when conducting the tastings.

**Proposed Motion (Eshelman):** The ENC supports granting the type 86 alcoholic beverage license for instructional tastings

- **Motion Second:** Carol Levin
- **Public Comment:** None
- **Motion passes (6-0-2), Cohen and Silver abstain**

#### 4. Discussion/Informational Items:

##### A. Introduction to Norm's Restaurant

Mike Colonna (President of Norm's) and Peter Schultz (Director of Facilities) discussed Norm's plans for space previously occupied by Tony Roma's at 16575 Ventura Blvd. This location will operate 24/7 and will not sell alcohol. Mr. Colonna described Norm's as a family style restaurant serving breakfast, lunch, and dinner. They are currently working with the property owner to upgrade the exterior to the entire mall.

**Committee Comment:** The PLU welcomed Ralphs to the neighborhood and asked the following:

- Did Norm's ask for any variances during the permitting process?
  - Response: Only a CUP to operate 24/7.
- What is the hiring plan? Will you try to hire locally?
  - Response: Community development is important, and all efforts will be made to hire from the local community?
- What is Norm's plan to support the neighborhood schools?
  - Response: Norm's wants to be an active member of the community and plan to offer fundraiser nights for schools and hire locally.

The committee suggested that Norm's attend a future ENC meeting with elevations and renderings.

#### 5. Public Comment in Issues Not on the Agenda

No additional comments were submitted.

#### 6. Committee Comment for Items not on the Agenda

- A. Blumenfeld: A formal request for public records should be made form urban forestry for an itemized breakdown describing the funding source for installation of the \$200,00 irrigation system on White Oak
- B. Blumenfeld: A formal request from the ENC should be made as to why urban forestry does not follow LA muni code in catching those illegally trimming trees without permits.
- C. Blumenfeld: An Orange County Superior Court judge rules that California's "sanctuary state" protections for undocumented immigrants infringe on Huntington Beach's local control as a charter city, making Huntington the first city to successfully challenge the controversial law. The ruling applies to all charter cities, which are run by a charter adopted by local voters.
- D. Cohen: New project across 16161 Ventura (16206-16218 Ventura) has approval from zoning to develop a health club, juice bar, and restaurant. After hearing from

concerned residents, zoning administrators asked the developer to present to the ENC. The developer did not respond to requests. Item will be placed on the next agenda. (Case ZA-2017-1767-ZV-SPP)

- E. Becker: Homelessness is a social issue not to be ignored and we should actively develop recommendations on how to make the situation better. Ms. Becker requested that Encino develop a committee to develop reasonable options.

**7. Meeting Adjournment – 8:57**

Respectfully Submitted,  
Greg Zeisler

Formatted by:  
Jason Ackerman

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\*upon approval [Draft] shall be removed from the title and background of this document.