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From: <homeowners-encino@sbcglobal.net>

Date: Thu, Nov 30, 2017 at 3:44 PM

Subject: cf-17-1071

To: Cityclerk@lacity.org



HOMEOWNERS OF ENCINO

"Serving the Homeowners of Encino since 1983"

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November 16, 2017

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Hearing Date: November 21, 2017

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Subject: CF-17-1071 Reopening and downsizing Ventura-Cahuenga Boulevard Corridor Specific Plan and Interim Control Ordinance (ICO)

On November 7, 2017 the City Council's Planning and Land Use Management (PLUM) Committee took a badly needed first step in resolving some of the long standing problems and flaws in the Ventura-Cahuenga Boulevard Corridor Specific Plan (Plan). The Plan approved on February 16, 1991 has been a dismal failure. Traffic and congestion in the Plan area have increased significantly due to lack of roadway capacity and infrastructure. The Plan gives a new developer of a mixed-use project a 20% density bonus. This provision encourages large, over-scale projects with hundreds of apartments over commercial on the ground floor. Low-rise buildings are converting to massive multi-story, high density apartment buildings. State law mandates have further exacerbated the problem.

The City Council's Planning and Land Use Management (PLUM) Committee on November 7, 2017 approved the Motion below to begin addressing these long standing problems. Homeowners of Encino (HOME) fully supports the PLUM Motion that is before the full City Council:

1. INSTRUCT the Department of City Planning (DCP), with the assistance of the Department of Transportation, City Administrative Officer, and the Chief Legislative Analyst, to prepare a report in 60 days that identifies options for amending supplementing, overlaying by neighborhood, or revising the Ventura-Cahuenga Boulevard Corridor Specific Plan, including information on the costs, staffing needs and timeline for each option as well as the identification of funding sources to meet those options
2. INSTRUCT the DCP, with the assistance of the Department of Neighborhood Empowerment, to report back on options for creating a robust public participation process that will allow each of the six neighborhoods within it to robustly contribute on a continual basis throughout.

In moving forward, Homeowners of Encino (HOME) urges the Planning Dept. to give significant consideration to the following changes to the Plan that are needed urgently:

- No additional residential units, such as condos, or apartments be permitted on Ventura Blvd.
- No mixed-use projects should be permitted, and no mixed-use density bonuses be allowed.
- New signage rules must be put in place to prevent sign "modernizations", including digital billboards.
- Maximum allowable build-out should be reduced, until traffic problems are resolved.
- Project Impact Assessment (PIA) fees should be adjusted upwards to generate needed funds for street improvements.

- Planned street and intersection improvements must be implemented before any new construction is permitted.
- New uses along Ventura Blvd. should primarily serve local residents, not add more residents.
- Building height and bulk should be reduced and building setback requirements increased.
- Exceptions, variances or other deviations from the Plan should not be permitted.
- No more density bonus incentives for new development should be issued
- Honest, reliable and complete traffic studies must be conducted before any new project is approved.
- Shared parking arrangements should not be permitted.

Until these issues are resolved, the LA Planning Dept. should immediately implement an Interim Control Ordinance (ICO) modeled after the May 2, 1985 Interim Control Ordinance for Ventura Blvd. Given the prospect of revisions to the Ventura-Cahuenga Boulevard Corridor Specific Plan, and the propensity for developers to take unfair advantage of the planning process, Homeowners of Encino urges the LA Planning Dept. to immediately implement an Interim Control Ordinance (ICO) [Moratorium] to limit over-scale projects during the period of revising the Ventura-Cahuenga Boulevard Corridor Specific Plan.

Finally, the Plan Review Board (PRB) was tasked with preparing an Annual Specific Plan Report, making recommendations for the timing of intersection improvements and traffic mitigations, implementation and amendment of community design guidelines and Community Streetscape Plans, and other tasks. Unfortunately the PRB has failed in preparing regular annual reports and recommending effective improvements to the Ventura Blvd. Specific Plan. Too much time was spent on narrow issues such as sidewalks in Studio City, problems with Trust Fund accounting procedures and parking fee deficiencies. Critical amendments to the Plan and the five Community Streetscape Plans have not adequately been addressed, again calling for reopening the Plan.

Homeowners of Encino (HOME) was an active participant in the Community Advisory Committee that spent several years with Planning Dept. officials developing the Plan and has served on the Plan Review Board (PRB) for several years. HOME has archived extensive files from the 1980's on the Plan and its development that it is offering to share. HOME Board members continue to actively serve on the Encino Neighborhood Council.

Cordially yours,



Gerald A. Silver, President
Homeowners of Encino

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