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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

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February 21, 2023

VIA EMAIL

South Valley Area Planning Commission
200 N. Spring St.
Los Angeles, California 90012

Re: AA-2020-4628-PMLA
5031-5033 N. Encino Avenue

Honorable Commissioners:

As advised in our February 13, 2023 initial submission letter, the Appellants, represented by our law firm, and the Applicant, have resolved their issues regarding the Project.

Accordingly, at the hearing on February 23, 2023, the Appellants and Applicant will be jointly requesting that this Commission GRANT the Appeals, in part, for the purpose of approving the Revised Parcel Map [attached hereto as the new Exhibit A] and imposing the agreed upon conditions of approval set forth in the attached Exhibit B.

Thank you again for your consideration.

Very truly yours,

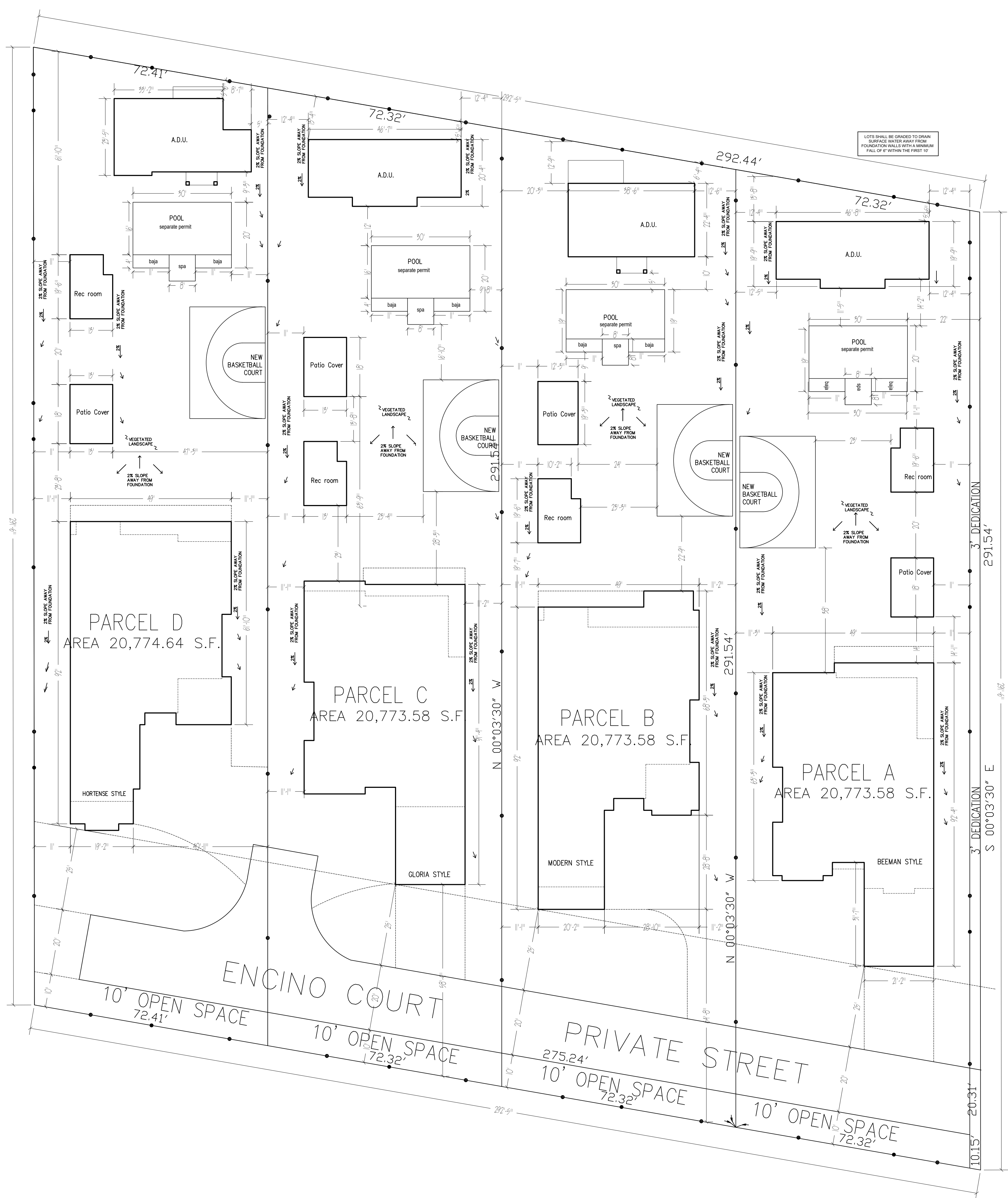
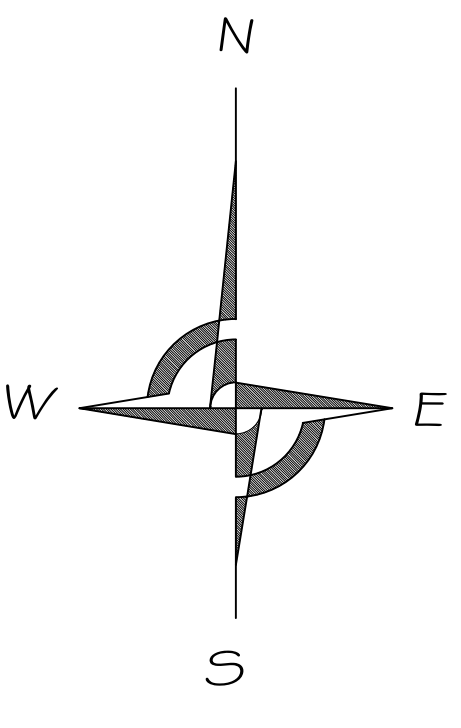
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ROBERT L. GLUSHON

cc: Courtney Yellen, Planning Assistant

Exhibit *A*



C/L ENCINO AVENUE

Exhibit B

Proposed Conditions of Approval
February 21, 2023

1. The surface of the proposed basketball courts/sports courts shall be of a rubber material that minimizes noise impacts to the extent commercially available.
2. Fencing of at least five feet in height shall be installed which shields the basketball courts/sports courts from adjacent residential uses and shall be of a material which minimizes noise impacts to the extent commercially available.
3. The section of live existing trees abutting the northerly property line shall be retained and maintained in good order.
4. All dead trees and branches not being retained shall be removed and replaced. The owner agrees to plant wherever needed or missing a row of new 36" boxes of Ficus or similar trees, 15-18 feet in height upon planting, not more than three (3) feet apart all along the entirety of the north property line. The owner and his successors in interest shall maintain such trees. In the event of any need to replace such trees in the future, new trees shall be planted which provide an equivalent visual buffer and to protect the privacy of adjacent residential uses.
5. The height of each of the ADU's on each of the parcels shall not exceed one story.
6. There will be only one light on one pole on the north side of the basketball courts/sports courts facing to the south and such lighting shall be of such low level that does not create any glare or other light impacts on adjacent residential properties. There will be no light fixtures installed on the north side of any of the four proposed ADU structures. All other outdoor light fixtures installed on the four parcels are to have 2700K color temperature rating of soft white.
7. Use of outdoor areas on the site, including the four parcels to be developed, comply with all applicable laws including but not limited to the City of Los Angeles noise laws which generally provide for no loud noise between the hours of 10:00 pm and 7:00 am, daily.

DAY OF HEARING SUBMISSIONS

EPOA ENCINO PROPERTY OWNERS ASSOCIATION EST 1964

REPRESENTING ENCINO
RESIDENTS WITH A POSITIVE
APPROACH TO ISSUES OF PUBLIC
SAFETY, ZONING/DEVELOPMENT,
TRAFFIC, AND QUALITY OF LIFE.

P.O. Box 260594
Encino, CA 91426
info@encinopoa



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February 22, 2023
South Valley Area Planning Commission
200 N. Spring St.
Los Angeles, California 90012

Re: AA-2020-4628-PMLA/5031-5033 N. Encino Avenue

Commissioners:

The Encino Property Owners Association (EPOA) represents over 1,000 residents in the Encino community and has been an advocate for almost 60 years.

Our Board requests that the Commission grant in-part the pending Appeals of Sol and Giselle Dunst and Neighborhoods First in order to approve the REVISED Parcel Map and conditions agreed to by both the Applicant and the Appellants. In addition, EPOA requests one added condition: That the Applicant preserve the existing trees on the east side of the subject property except as may be required by the City for street improvements.

Thank you again for your consideration.

Janie Thompson

Vice-President



Case No.: AA-2020-4628-PMLA-1A

1 message

Mitch <mitchb@crownassoc.com>

Wed, Feb 22, 2023 at 2:15 PM

To: courtney.yellen@lacity.org

Cc: apcsouthvalley@lacity.org

Regarding:

Case No.:

AA-2020-4628-PMLA-1A

CEQA No.: ENV-2020-4629-CE

Subject Property: [5031-5033 Encino Ave.](#)

Dear Ms. Yellen:

I am a neighbor of the above noted property.... I live at [5110 Encino Ave](#), approximately 200 linear feet from the Subject Property.

I am contacting you and the Commission via email as I was only recently made aware of this Parcel Map application and the proposed development of 4 homes at this location. I am asking the Commission to consider the following reasonable, standard and customary requirements/ restrictions in this regard:

- 1) **Installation of Sidewalk, curb and gutter** along the East property line of the Subject; along Encino Avenue.
- 2) **Installation of a new Street Light** at the approximate mid-point along the East property line within the Sidewalk noted above. This street has many walkers and people who park their vehicles on Embassy and Encino Avenue (further North) while going to restaurants and other businesses on Ventura Blvd. A parcelization of this type and size (over 2 acres down to 4 lots) should require added neighborhood street benefits such as this proposed street light.
- 3) **An inset staging area for the proposed private street and gates** is needed so that Encino Avenue traffic is not blocked by people entering and exiting this private street development of 4 homes. The appropriate size should be an inset of at least twenty feet (20' West at the SWC of the Subject) from Encino Ave before the gates for the this private street and twenty-five feet wide to allow ingress and egress from this 4 home development to Encino Ave.
- 4) **Retention of the mature trees and foliage** along the Eastern border of the Subject Property should be maintained as an effective and existing sound and visual barrier for this peaceful and rural neighborhood. Maintaining the very mature and beautiful trees and shrubs along the East Property line throughout construction and sale of these homes will minimize the impact to the neighborhood that this parcelization and increased use (the associated basketball courts and concrete flatwork) will have on neighbor's enjoyment.
- 5) **A requirement to utilize gravity drainage via dispersal walls** as opposed to dumping site drainage onto Encino Ave. must be required. Drainage of properties throughout Amestoy Estates is gravity fed as there are no active storm drains along Encino Ave other than at Killiion (0.6 miles to the North). All active site drainage (other than sewer) should be fed via dispersal walls on each property, feeding from South-to-North as is customary and required in developments of this type and kind.

I am so sorry that neither my wife nor I are able to personally attend the Commission hearing regarding this Parcel Map; we are leaving town.. Notice of this hearing was not made in a way such that the truly effected neighbors input is able to be counted and therefore we must count on the City of Los Angeles and our Planning Commission to protect our neighborhood in this Parcelization process and development which will generate substantial added lots, traffic, noise and use to our street... Encino Avenue. We know there are others on Encino Avenue directly effected by this Parcel Map who would, if given proper notice and a chance, have same or added input.

Please feel free to contact me via email or via phone with any questions or comments. We appreciate all you do toward the betterment of our City.

Sincerely yours,

Mitchell Bloom
Homeowner - [5110 Encino Ave.](#)

Mitchell S. Bloom
President
Crown Associates Realty, Inc.
[433 N. Camden Dr. Suite 888](#)
[Beverly Hills, CA 90210](#)
[\(323\) 272-7777](#)



Planning APC South Valley <apcsouthvalley@lacity.org>

Case No.: AA-2020-4628-PMLA-1A

Patti Jo Wolfson <pattijowolfson@gmail.com>
To: courtney.yellen@lacity.org, apcsouthvalley@lacity.org
Cc: Mitch <mitchb@crowncassoc.com>

Wed, Feb 22, 2023 at 5:07 PM

Dear Ms. Yellen,

My name is Patti Jo Wolfson and I live directly across the street from 5031-5033 with my husband, Dennis Bernstein.

Our address is [5042 Encino Ave, Encino](#).

I have read the comments written by Mitch Bloom and agree with all of his thoughtful suggestions.

Please seriously consider his email as it is reasonable and in the best interest of our community.

I look forward to attending tomorrow's meeting by zoom.

Thank you for doing your best to continue to make our neighborhood a wonderful place to come home to.

With appreciation,
Patti Jo Wolfson

[Quoted text hidden]



Patti Jo Wolfson

First they stole our heart, then they stole our bed.

Cell: 818-652-2083



Planning APC South Valley <apcsouthvalley@lacity.org>

Re: SCRA/SCNC Comment on Item 7: DIR-2022-1022-SPP-SPPA-WDI-1A

Barry Johnson <bjohnson4166@sbcglobal.net>

Thu, Feb 23, 2023 at 1:48 PM

Reply-To: Barry Johnson <bjohnson4166@sbcglobal.net>

To: Mashael Majid <mashael.majid@lacity.org>

Cc: Rob Glushon <rglushon@lunaglushon.com>, Jennifer Saunders <jusaunders88@yahoo.com>, Kristina Kropp <kkropp@lunaglushon.com>, Alan Dymond <dymondscra34@gmail.com>, Beth Dymond <emdymond45@gmail.com>, Planning APC South Valley <apcsouthvalley@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, adrineh.melkonian@lacity.org, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Eric Lieberman <erici@quesqms.com>, Nithya Raman <nithya.raman@lacity.org>

Hi Mashael,

While we much appreciate the Applicant's alterations to date, the SCRA as well as the SCNC are still concerned about two other aspects of this proposal.

1. The open air patio on the top floor begs to become a restaurant and/or bar down the line... especially with "al fresco" regulations in flux. We believe this area should have a roof or the applicant should be barred from this type of use in today's decision. Despite being in the front of the building, the sounds from a restaurant/bar or any other type of gathering on that open area would send sound to the residences across the ally.

2. There is no need for the front setback to be more than all the other buildings on this block. It just makes the building stand out. Plus, the spirit of Councilmember Raman's Motion to keep sidewalk and street widths constant is exactly what this is about. The sidewalks in Studio City on Ventura Boulevard are already 14 feet wide. This extra sidewalk does nothing but make us (as a City) look stupid. Thank God for the Councilmember's Motion! This principle in this Motion has been pursued by the SCRA and the SCNC for more than a decade.

Sincerely,

Barry Johnson
SCRA

From: Mashael Majid <mashael.majid@lacity.org>

Sent: Thursday, February 23, 2023 12:00 PM

To: Planning APC South Valley <apcsouthvalley@lacity.org>; Etta Armstrong <etta.armstrong@lacity.org>

Cc: adrineh.melkonian@lacity.org; Jojo Pewsawang <jojo.pewsawang@lacity.org>; Andrea Conant <andrea.conant@lacity.org>; Eric Lieberman <erici@quesqms.com>; Kristina Kropp <kkropp@lunaglushon.com>

Subject: CD4 Comment on Item 7: DIR-2022-1022-SPP-SPPA-WDI-1A

Dear Commissioner Dierking and Honorable South Valley Area Planning Commissioners,

On behalf of Council District 4, we would like to share some thoughts on the proposed Project located at 12218, 12220, & [12222 West Ventura Boulevard](#) (Case No. DIR-2022-1022-SPP-SPPA-WDI-1A).

We were very recently made aware that there has been engagement among various stakeholders for this proposed project. On separate occasions within the last week, our Office spoke with appealing parties, project planning staff, and the applicant's representative as part of our due diligence to better understand the scope of the project and community concerns, most notably associated with height and parking. As it relates to height concerns, through good faith engagement from the applicant, they have agreed to remove the pitched roof element and move forward with a flat roof, which would reduce the height from that feature of the project from 33 feet to 30 feet, in accordance with the Ventura/Cahuenga Boulevard Corridor Specific Plan (Specific Plan) height standards for this area. We understand the need for three additional feet via the Specific Plan Project Permit Adjustment entitlement request in lieu of the otherwise

permitted 30 feet under the Specific Plan in order to accommodate the mechanical elevator that is substantively needed for accessibility purposes.

The applicant is utilizing a municipal off-street parking facility to provide a majority of parking for the Project, as allowed under the Specific Plan. We have asked the applicant to work with LADOT to meaningfully investigate the ability to make that parking free of charge or at a reduced rate for future commercial tenants and their respective visitors so that they are incentivized to use the facility.

As always, we appreciate working with all of the stated stakeholders and sincerely hope that this Project results in a win-win situation for everyone involved. We hope this information is helpful as you decide on this matter.

Respectfully,

Mashael Majid

--

Mashael Majid

Planning and Community Development Director

<https://councildistrict4.lacity.gov/>



**NITHYA
RAMAN**

| Los Angeles
★ City Councilmember
| 4th District

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Planning APC South Valley <apcsouthvalley@lacity.org>

CD4 Comment on Item 7: DIR-2022-1022-SPP-SPPA-WDI-1A

Mashaël Majid <mashaël.majid@lacity.org>

Thu, Feb 23, 2023 at 12:00 PM

To: Planning APC South Valley <apcsouthvalley@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>

Cc: adrineh.melkonian@lackty.org, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Eric Lieberman <ericl@quesqms.com>, Kristina Kropp <kkropp@lunaglushon.com>

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As always, we appreciate working with all of the stated stakeholders and sincerely hope that this Project results in a win-win situation for everyone involved. We hope this information is helpful as you decide on this matter.

Respectfully,
Mashaël Majid

--

Mashaël Majid

Planning and Community Development Director

<https://councildistrict4.lacity.gov/>**NITHYA
RAMAN**| Los Angeles
City Councilmember
4th District

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Jeff Hartwick

February 15, 2023

Addressed to:

Councilmember Nithya Raman
 Adrineh Melkonian
 Andrea Conant
 Geoff Thompson
 Mashael Majid
 Meg Healy
 Emma Taylor

Sent by Email:

contactcd4@lacity.org
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geoff.thompson@lacity.org
mashael.majid@lacity.org
meg.healy@lacity.org
emma.taylor@lacity.org

RE: SCNC Board Agenda Item 14 Opposing Case No. DIR-2022-1022-SPP-SPPA-WDI

Dear Councilmember Raman, et al.:

The Board of the Studio City Neighborhood Council (SCNC) opposes Case No. [DIR-2022-1022-SPP-SPPA-WDI](#) at 12218, 12220 and 12222 Ventura Boulevard for the following reasons:

1. The intent of the Ventura-Cahuenga Corridor Specific Plan's 30-foot height limit on the southside of Ventura Boulevard between Laurel Canyon Boulevard and Whitsett Avenue is to not have 3-story buildings. Page 9 of The Planning Department's [Determination Letter](#) even states:

"The surrounding properties are developed with one or two-story commercial retail buildings along both sides of Ventura Boulevard and single-family dwellings across from the alley at the rear of the property. The Ventura/Cahuenga Boulevard Corridor Specific Plan designates the subject property for Community Commercial land uses which are a 'focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as small offices, retail, cultural facilities, schools and libraries, in addition to neighborhood-oriented services' ".

Currently, there are no 3-story buildings on Ventura Boulevard between Vantage Avenue and Rhodes Avenue, the block where this 3-story building is proposed. The block is comprised of mainly 1-story buildings with a few 2-story buildings mixed in.

To say (on Page 12 of the [Determination Letter](#)):

"The strict application of the Specific Plan would result in practical difficulties and would render the proposed project infeasible",

This is, of course, true, because the Applicant wants to build 3-stories high on a block where there are no 3-story buildings to say (on Page 12 of the [Determination Letter](#)):

"The Specific Plan's 30-foot height limit is impractical as it would not permit a commercial building with sufficient height to accommodate three floors of uses...",

is also true because, again, the Specific Plan's intent is to prevent 3-story buildings on the southside of Ventura Boulevard between Laurel Canyon Boulevard and Whitsett Avenue.

To say (on Page 12 of the Determination Letter):

"The development standards are limited by the Specific Plan." YES, that's the reason for a Specific Plan in the first place.

"While appropriate for maintaining a reasonable amount of commercial development in the midst of low-density housing".

Yes, single-family homes are directly adjacent to the same subject property alley from Vantage Avenue all the way to Whitsett Avenue.

To say (on Page 13 of the Determination Letter):

"The unique design requirements and building characteristics of a commercial building cannot be accommodated within the parameters of the Specific Plan regulations, specifically the site's height limitations, and without the adjustment, it is impractical and infeasible to build such a building on the subject property",

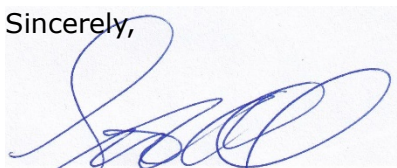
is again, only true because the Applicant wants to build 3-stories high on a block where there are no 3-story buildings. How is this (on Page 9 of the Determination Letter), a:

"... focal point for surrounding residential neighborhoods..." ?

2. The SCNC opposes the proposed project's "Roof Terrace". This essentially places an open-air 4th story on the building, and even though it may be at the front of the building, noise will carry to the single-family residences immediately behind the proposed building.

3. The SCNC opposes the proposed project's front yard setback of 3 feet, 7 inches. The rest of the buildings on this block of the subject property only have an 18-inch setback. There is absolutely no need to make this proposed building further stand out in the crowd with an increased setback.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Mandell', is written over a light gray rectangular background.

Scott Mandell. President
Studio City Neighborhood Council