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NOTICE AND AGENDA:
ENCINO NEIGHBORHOOD COUNCIL
PLANNING and LAND USE COMMITTEE

Date: TUESDAY, November 12TH, 2019
Time: 7:00PM
Location: Encino Women’s Club
4924 Paso Robles Ave., Encino, CA 91316

Public Comment on Agenda Items:

Limited to TWO MINUTES (2) per speaker. Public is asked to fill out a speaker card and hand it to the Committee Chair prior to the item being discussed. Public comment on agenda items will be heard when the item is up for discussion.

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

Committee Members on the ENC Board:

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

Stakeholder Committee Members:

Diana Menzer, Greg Zeisler MPH, Al Mass

*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 of Prior Committee Meetings – Discussion and possible action to approve Draft PLU Committee Meeting Minutes:

- <https://www.encinonc.org/docs/34483289-5408.pdf>
- <https://www.encinonc.org/docs/34483292-5415.pdf>

3. Action Items (Votes may be taken on all Action Items)

3A: Project Description:

Senior Living and Health Club Project: Park Pointe Encino (PPE), CPC-2018-3286-VZC-SPE-ELD-SPP-SPR, VTT-74892, ENV-2018-3287-EAF.

- Project Description: PPE is a proposal to build a mixed-use project on an under-utilized lot that currently includes an outdated 25,000 square foot building and large barren surface parking lot. The Project will consist of 90 eldercare units and a 35,331 square foot commercial health club building.
- Lot Size: 1.75 Acres (76,086 square feet)

- Building Square Footage:
 - Elder Care Building: 80,225 Square Feet
 - Commercial Building: 35,331 Square Feet
- Open Space: 36,521 Square Feet
- Height:
 - Elder Care Building: Five-Stories - 59'-6"
 - Commercial Building: Two-Stories - 39'-6"
- Parking: Spaces will be provided in a combination of surface parking and within a three-level subterranean garage
 - Elder Care Building: 39 Parking Spaces
 - Commercial Building: 325 Parking Spaces
- Bicycle Parking: There will be a total of 360 long/short term bicycle parking spaces provided

Existing Zoning:

- The Site is currently zoned C4-1VL and P-1VL and has a land use designation of Neighborhood Office Commercial

Requested Entitlements:

- Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.32.Q, a **Vesting Zone Change** on the Commercial Site from C4-1VL to C2-1VL and from P-1VL to C2-1VL on the Eldercare Site.
- Pursuant to LAMC Section 14.3.1, an **Eldercare Facility Unified Permit** for the development of an eldercare facility on a 35,663 square foot lot with 66 assisted living guest rooms and 24 Alzheimer’s/Dementia guest rooms for a total of 90 guest rooms and the following deviations to permit: (1) 80,225 square feet of floor area in lieu of 35,663 square feet for a 2.25:1 FAR in lieu of a 1.0:1 FAR permitted in the Ventura / Cahuenga Boulevard Corridor Specific Plan Section 6.B.3, (2) a height of 60 feet in lieu of 30 feet permitted by Specific Plan Section 7.E.1.C.2, and (3) relief from the transitional height limits in LAMC Section 12.21.1.A.10.
- Pursuant to LAMC Section 16.50.C.2, **Site Plan Review** for the development of 90 Eldercare guest rooms.
- Pursuant to LAMC Section 11.5.7.C, **Project Permit Compliance Review** pursuant to the Ventura-Cahuenga Boulevard Corridor Specific.
- Pursuant to LAMC Section 11.5.7.F, **Specific Plan Exceptions** from the Specific Plan in conjunction with the development of a two-story Health Club to permit (1) 35,331 square feet of floor area in lieu of 22,521 square feet permitted for a 1.56:1 FAR in lieu of a 1.0:1 FAR permitted in Section 6.B.3, (2) 82 percent lot coverage in lieu of 60 square feet required in Specific Plan Section 7.B.2, and (3) a height of 39 feet, 6 inches in lieu of 30 feet permitted in Specific Plan Section 7.E.1.c.2.

3B. Super Sal Market, Renewal of CUB (Conditional Use Beverage) Case Numbers:

ZA 2015-2284 (CUB), ENV-2015-2285-CE, ZA 2003-2041(CUB), ENV-2003-2042-ND

PROJECT LOCATION – 17630 Ventura Blvd.

Proposed Use: Grocery Store with beer and wine sales (ABC Type 20 License)

3C. Continuing Review of the Encino Tarzana Community Plan. Encino-Tarzana Community Plan (the South West Valley Plan Update) Case Number: CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU; ENV-2019- 174-EIR Ref Number: 2019039154

4. Public Comment on Issues NOT on this Agenda – Public Comments on Non-Agenda Items is limited to TWO MINUTES (2) per speaker; total time for all public comment is limited to 10 minutes. Time may be adjusted at the Chair’s discretion. Public is asked to fill out a speaker card and hand it to the Committee Chair prior to the public comment period.

5. Committee Member Comment on Items NOT on this Agenda

6. Adjournment (8:45 PM)

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, in the Encino Woman’s Club (4924 Paso Robles Ave, Encino, 91316) and at 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 Alex Garay, Board President, at (818) 971-6996 or email via president@encinonc.org or email: pluchair@encinonc.org

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 Alex Garay, Board President, at (818) 971-6996 or email via president@encinonc.org

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:(818)971-6996) o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.