

## ENC - PLU DRAFT MINUTES 11/12/19

### Present:

Eliot Cohen (Chair)\*, Gerald Silver\*, Carol Levin\*, Greg Zeisler (Secretary), Lee Blumenfeld\*, Diane Rosen, Al Mass,

\*Indicates ENC Board Member/Alternate, \*\* Indicates Alternate Board member

### 1. Call to Order 7:07 P.M., Roll Call, Determination of a Quorum, Selection of Voting PLU members, Selection of meeting secretary

- A. Quorum determined. G. Zeisler to serve as secretary for meeting. All ENC Board members in attendance are eligible to vote (maximum five allowed).

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

- A. Minutes from the May 14<sup>th</sup> meeting and the August 13<sup>th</sup> meeting were reviewed by the committee and attendees at large.

**Proposed Motion** (Zeisler): Move to approve the May 14<sup>th</sup> minutes as submitted.

- **Motion Second:** Levin
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

**Proposed Motion** (Zeisler): Move to approve the August 13<sup>th</sup> minutes as submitted.

- **Motion Second:** Levin
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

### 3. Action Items/Discussion Items

- A. **Senior Living and Health Club Project: Park Pointe Encino (PPE), CPC-2-18-3286-VZC-SPE-ELD-SPP-SPR, VTT-74892, ENV-2018-3287-EAF (17017 - 17031 Ventura Blvd. and 4929 Genesta Ave.)**

Presentation by Daniel Kashani (Tri Star Reality), Philip Kroskin (Sunrise Senior Living), and Dave Rand (Armbruster Goldsmith & Delvac LL). Project is located at 17017-17031 W. Ventura Blvd. and 4929 N. Genesta Ave. Property was purchased in 2016 and currently consists of Big 5 Sporting Goods (zoned C4-1VL) and surface parking (zoned P-1VL).

The proposed project constructs a 35,331 square foot commercial health club building (24Hr Fitness) on the Big 5 Sporting Goods site and an 80,225 square foot elder care building with 90 eldercare units (Sunrise Senior Living) on the surface parking site. Parking spaces (39 for the elder care building and 325 for the commercial building) will be provided in a combination of surface parking and within a three-level subterranean garage. The project is currently going

through the CEQA process. No public hearings have been scheduled to date. The developers cited their community outreach efforts in partnering with nearby businesses and residents.

The project is requesting the following entitlements:

- Vesting Zone change on the commercial site (Big 5) from C4-1VL to C2-1VL and from P-1VL to C2-1VL on the eldercare site
- An Eldercare Facility Unified Permit for the development of an eldercare facility 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:
  - 80,225 square foot floor area in lieu of the 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
  - A height of 60 feet in lieu of 30 feet permitted by Specific Plan Section 7.E.1.C.2
  - 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 Plan
- 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:
  - 35,331 square feet of floor area in lieu of 22,521 square feet permitted for a 1.56:1 FAR in lieu of 1.0:1 FAR permitted in Section 6.B.3
  - 82% lot coverage in lieu of 60 square feet required in Specific Plan Section 7.B.2
  - A height of 39 feet, 6 inches in lieu of 30 feet permitted in Specific Plan Section 7.E.1.c.2
- Permit to remove (1) oak tree and replace with (4) endangered species
- Haul routes

**Committee Comment:** Comments/questions from various board members are summarized as follows:

- Confirmation from the developer that the alley would be redeveloped as it will serve as the main egress for both the commercial property and the elder care facility
- Confirmation that the requested zone will not allow for the future development of a sober living unit on site
- Concern over the FAR variance request associated with the C2-1VL zone change and how that may compromise greenscape
- Clarification that the commercial building is requesting a parking variance from the standard 10 spaces/1,000 sf to 8 spaces/1,000 sf
- Project receives parking relief by providing 360 long/short term bicycle parking spaces
- Concern regarding neighborhood parking during construction period (18-24 months) with a request that street parking around Genesta Park and the local elementary school be preserved for public use
- Confirmation that project will comply will noise ordinances, included permitted start and end time of construction activities

**Public Comment:** Comments/questions from various members of the community are summarized as follows:

- David Kenner – Owner of the adjacent Encino Park West condominium complex expressed support for the project and commented that the developer has been a good partner in listening and responding to concerns. Mr. Kenner also reported that the Encino Park West HOA supports the project.
- Tom – Expressed concerns about timing and radius about public outreach as well as concerns about building massing and parking.
- Randy – Expressed concerns about potential disruption to neighborhood traffic and noise during construction period. Project team confirmed that parking would be controlled parking validated for gym members.
- Debby – Validated parking. Concerns about frequency of food delivery and trash.

**Proposed Motion (PLU-19-08-0056) (Cohen):** The ENC PLU conditionally approves this project subject to a formal review after the CEQA document is produced by TriStar reality. Conditions of approval include the inclusion of noise monitoring plan submitted by the developer as approved by the city.

- **Motion Second:** Lee
- **Public Comment:** None
- **Motion Passes (6-0-1)**

**B. 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**

Presentation by Steve Rawlings. Super Sal Market, located at 17630 Ventura Blvd, assumed new ownership in 2017. Owners are requesting a renewal of the existing ABC Type 20 license to continue the sale of beer and wine for consumption off the premises where sold. The owners commented that alcohol sales represent 2-3% of total sales

**Proposed Motion (PLU-19-08-0057) (Zeisler):** Motion to approval the renewal of the ABC Type 20 License.

- **Motion Second:** Diane Rosen
- **Public Comment:** None
- **Motion Passes with consent (7-0)**

**C. 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-2019-174EIR Ref Number 2019039154**

The committee did not have time to address this topic. It will be discussed at the next scheduled meeting.

**4. Public Comment on Issues NOT on this Agenda**

None.

**5. Committee Member Comment on Items NOT on this Agenda**

The committee received notice that there is a scope change to the project located at 16161 Ventura Boulevard. This will be included on the next PLU agenda.

**6. Meeting Adjourned 8:57 PM**

Respectfully Submitted,  
Greg Zeisler