

Encino Neighborhood Council - Planning and Land Use

January 14, 2020



Encino Senior Living
16161 Ventura Boulevard

ABOUT THE TEAM

- **SRM Development (Developer)**
 - Founded in 1999.
 - SRM is a fully integrated real estate firm specializing in the development and construction of mixed-use, multifamily and senior living projects throughout the western U.S
 - SRM has built approximately 5,700 residential homes and approximately 1,650,000 square feet of commercial space.
 - SRM has completed over 2,000 senior housing units throughout Washington, California, and Nevada.
- **Rosenheim & Associates (Consultant)**
 - R&A specialized in land use entitlements and planning, project team management, permit processing and clearances, government and community affairs associated with the land-use entitlement process, strategic planning, consulting and analysis for public and private-sector clients.
- **Leisure Care (Operator)**
 - Founded in 1976.
 - Leisure Care owns, manages, develops and consults in all facets of the senior living business.
 - Leisure Care is one of the nation's largest privately-held retirement and assisted living companies with over 50 facilities across the United States, including 8 in California.
 - Leisure Care currently manages retirement communities in Arizona, California, Connecticut, Colorado, Florida, Idaho, Maryland, Missouri, New Jersey, New Mexico, North Carolina, Oklahoma, Oregon, Pennsylvania, Utah, and Washington.



ROSENHEIM & ASSOCIATES, INC.





Project Location Map – 16161 Ventura Boulevard

Subject Property

Address: 16161-16163 Ventura Blvd

Lot Size: 39,421 SF

Land Use: Regional Commercial

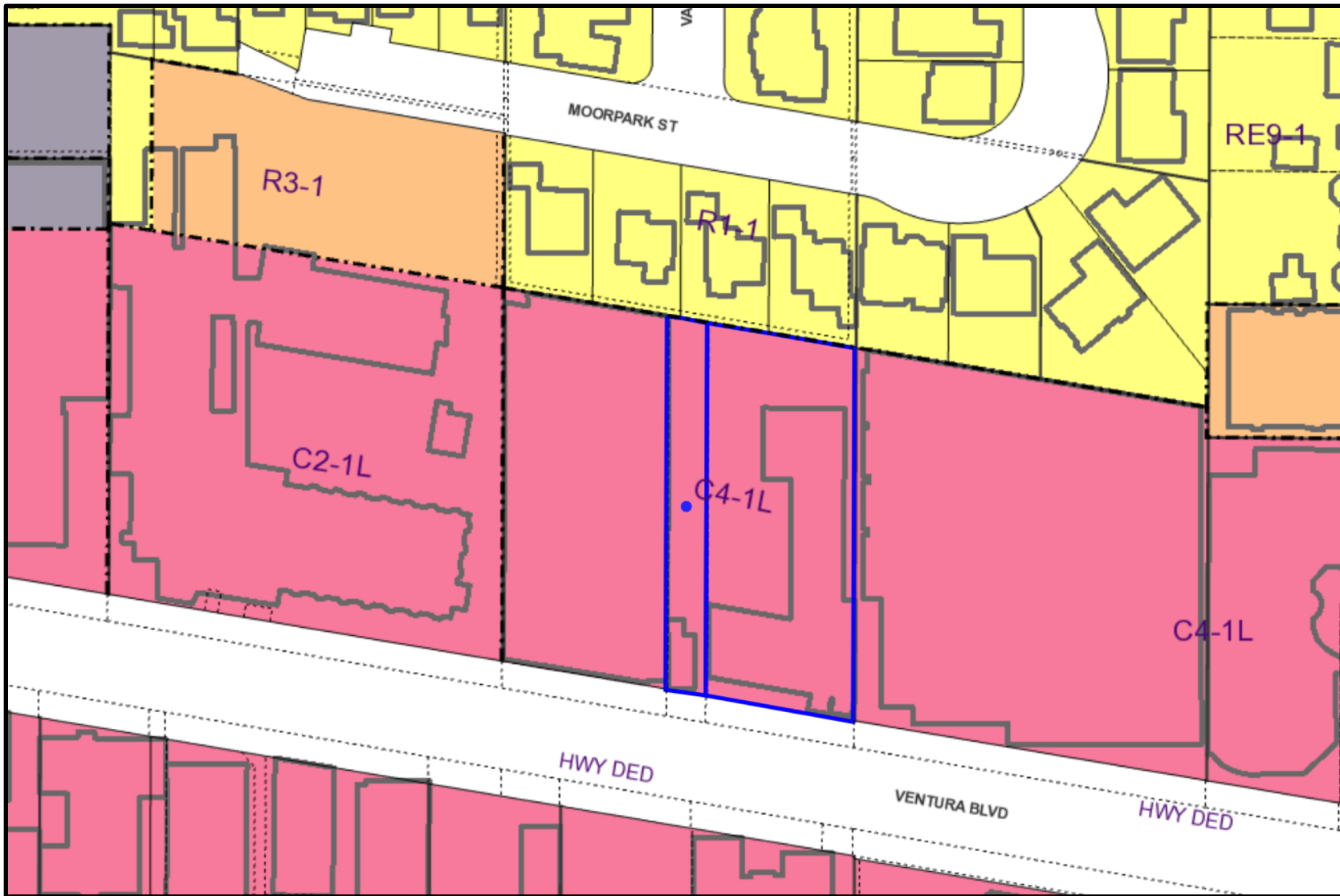
Zoning: C4-1L

Specific Plan: Ventura/Cahuenga

Density Permitted: 197 Dwelling Units

Height Permitted: 75 Feet

Floor Area Permitted: 39,421 SF (1:1)



APPROVED PROJECT

On July 16 2018, the Los Angeles City Planning Commission approved a Density Bonus project, permitting the development of the following:

- **114 Unit** Apartment Building; with 11 units set aside for VL Income Households
- **106,846 SF of Floor Area** (2.7:1 FAR)
- Height of **86 feet in 6 stories** plus a mezzanine
- 114 parking spaces within 2 subterranean levels
- Waiver of 5' dedication to maintain billboard at SE corner of Subject Property
- 221 Net Daily Trips (Net Trip Generation after removing existing use)
 - 26 AM Peak Hour Trips
 - 20 PM Peak Hour Trips



SENIOR HOUSING

INDEPENDENT LIVING

Choice in dining, exercise, travel, education, relaxation, social opportunities, and more—you name it, we've got it. Create a lifestyle that's just like you: active and independent. It's our job to cater to your every whim. Independent living is maintenance and worry free, giving you more time to live it up. While accommodations vary depending on each community, we promise that your independent living experience will be hassle free while we manage household maintenance, outdoor yard work (including mowing grass and shoveling snow) and cook some of the best meals you have ever eaten.

High-quality independent living communities are often compared to resort-style vacations, where everything you need is just a phone call away. With a dedicated staff committed to planning activities, excursions, and events that are fun and designed around you and your interests, independent living communities allow you to design every day of your retirement.

ASSISTED LIVING

Like a trusted friend, we'll be right there when you need us. And just like that friend, we'll make sure you have fun, too! Our assisted living services are extremely flexible, so you'll get precisely the help you want when you need it. Services can be added at any time, including temporary support services. Whether it's medication management, helping with mobility, coordinating care with your physicians, or making sure you look your best at happy hour, we're here to help.

Moving into assisted living at a Leisure Care community does not mean sacrificing your independence, privacy, dignity or giving up your active lifestyle. Your retirement is still yours to design, we are just here to help you along the way.

MEMORY CARE

We understand that families do everything they can to care for loved ones who have Alzheimer's disease and related forms of dementia. We also know that with caregiving comes inevitable stress on family relationships and finances.

At Leisure Care, we hire care partners who empathize with the challenges of caring for someone living with Alzheimer's or related forms of dementia. They're loving, positive, and dedicated to helping residents feel safe and secure. To top it off, they do it with a healthy dose of patience, spontaneity, flexibility, humor, and fun.

Our memory care communities are specially designed environments to support those living with cognitive challenges brought on by Alzheimer's and related forms of dementia.

WHY SENIOR HOUSING?

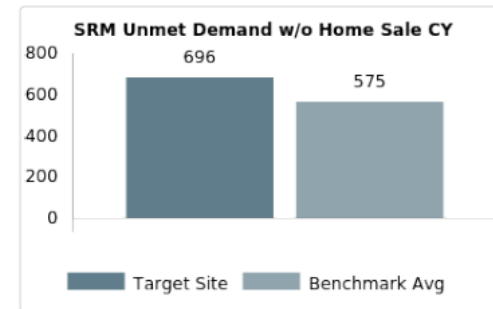
SUPPLY

- There are 38,691 residents over the age of 75 within a 15-minute driving radius of the Property.
- Only two facilities (219 AL units | 60 MC units) have been constructed within the last 10 years.

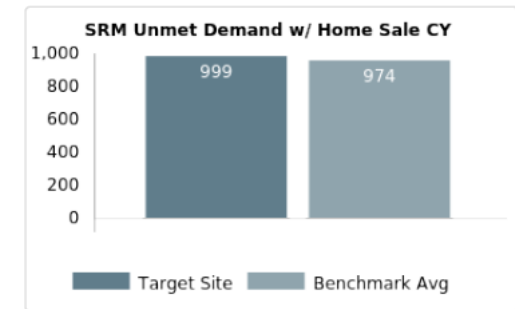
DEMAND

- Based on industry standard acceptance rates for independent living (IL), assisted living (AL) and memory care (MC), there is significant unmet demand to support the Project.
- Unmet demand within a 15-minute radius of the Property is estimated to be 696 IL/AL/MC units without a home sale and 999 units with a home sale.
- Unmet demand within a 5-mile radius of the Property is 455 units without a home sale and 712 IL/AL/MC units with a home sale.

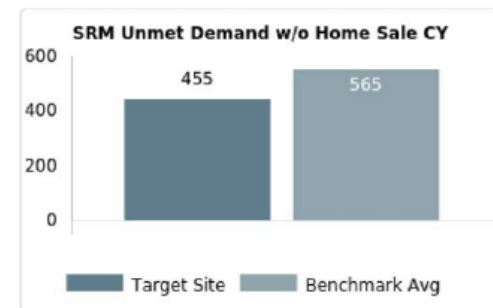
VisionLTC Data



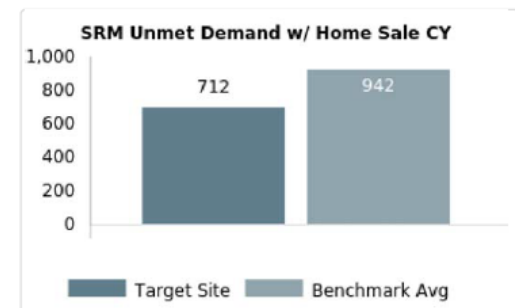
15-minute radius



15-minute radius



5-mile radius



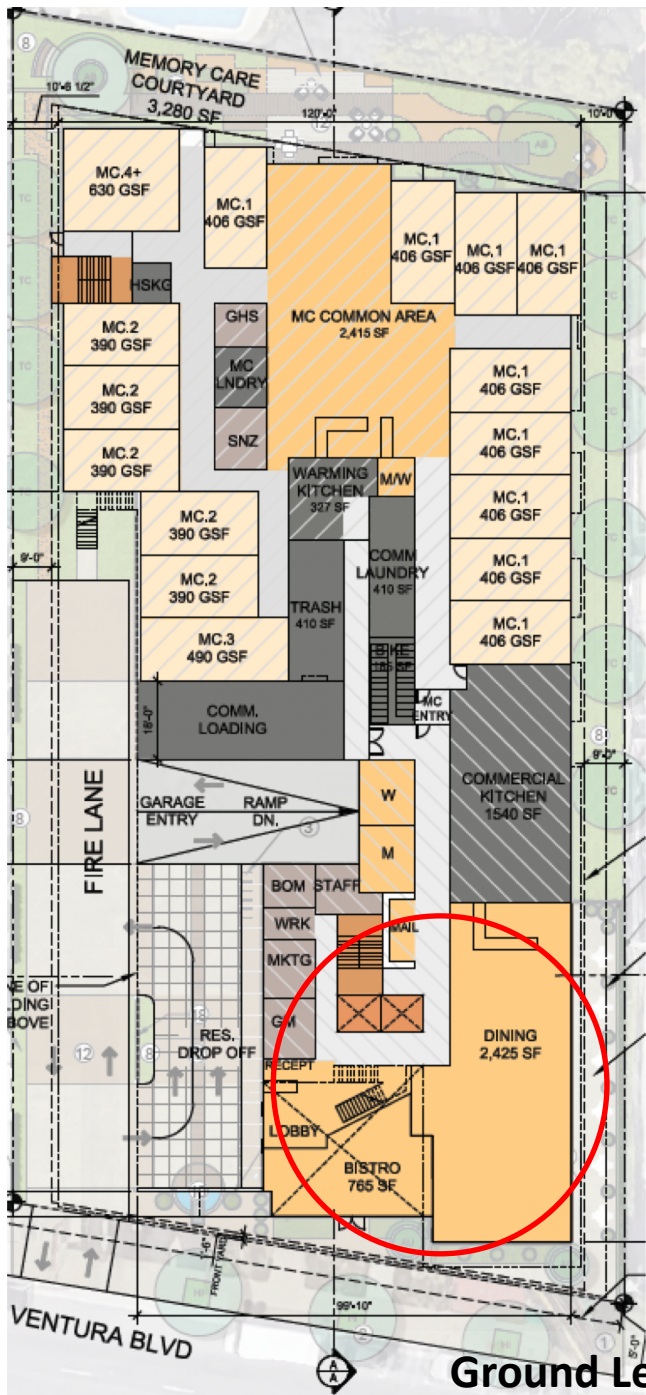
5-mile radius

ENCINO SENIOR LIVING – SRM DEVELOPMENT

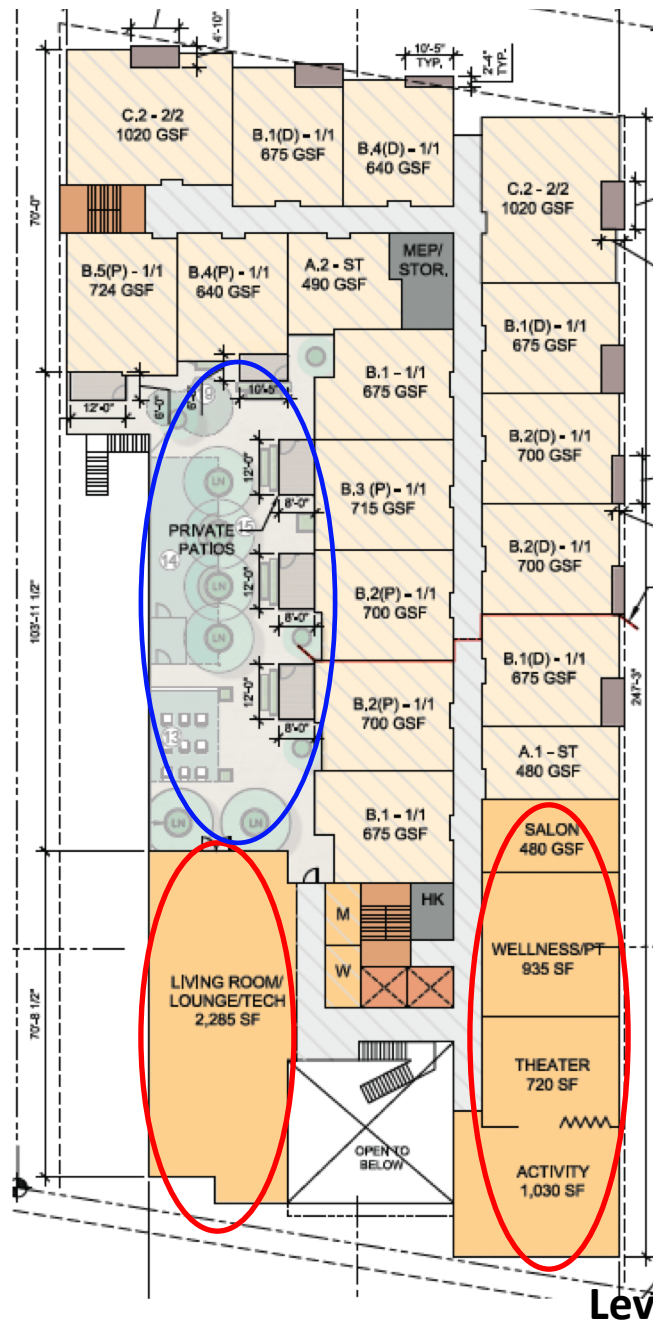




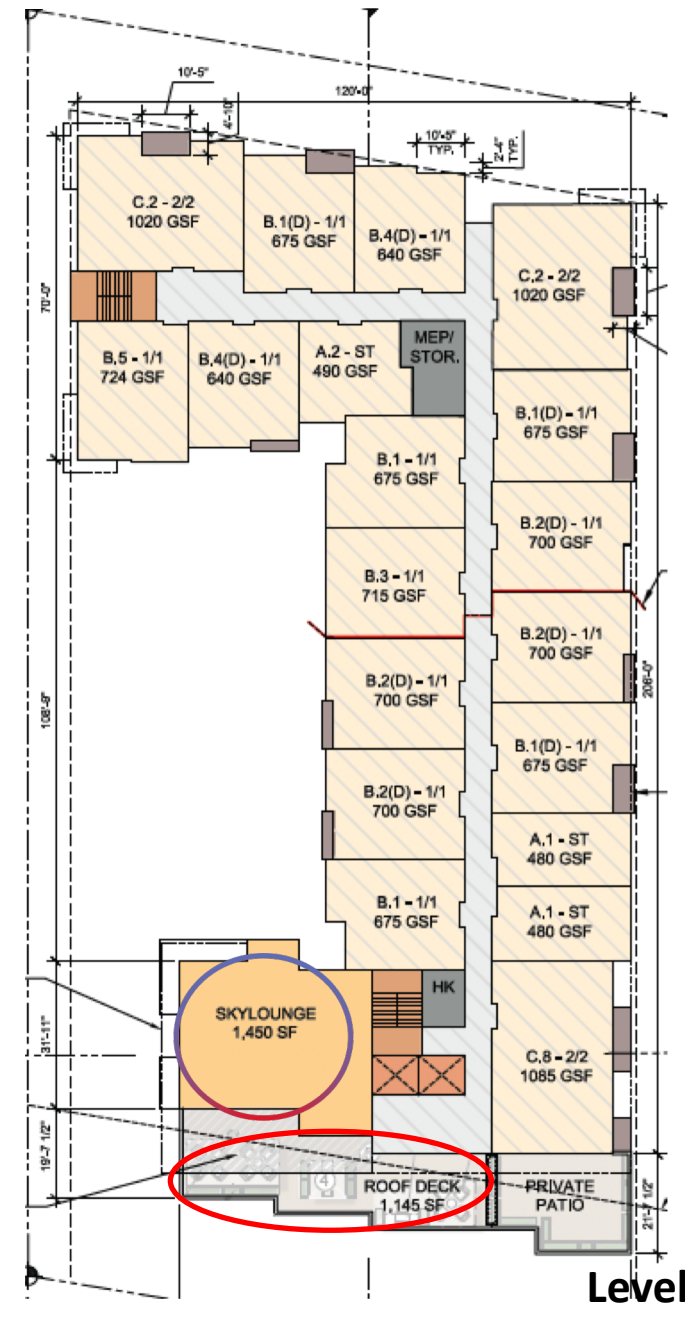
Amenity Areas and Common Open Space



Ground Level



Level 2

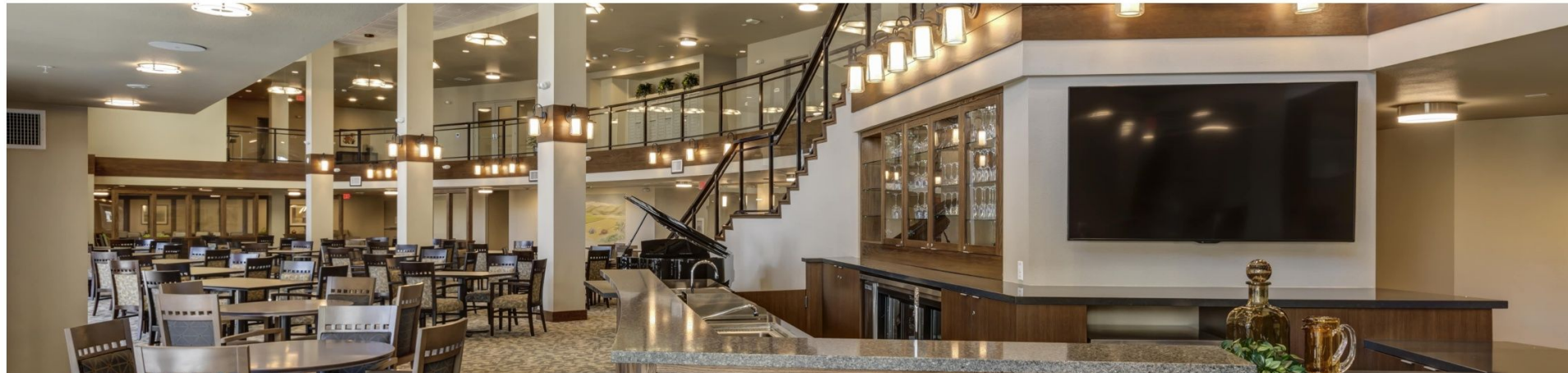


Level 6

SAMPLE UNIT FINISHES – COMPLETED PROJECTS



SAMPLE COMMON AREA FINISHES – COMPLETED PROJECTS



Encino Senior Living

- Entitlements Request:
 - Eldercare Facility Unified Development
 - Floor Area – 2.94:1
 - Transitional Height
 - Height – 2' for mechanical rooftop equipment
 - Project Permit Compliance
 - Site Plan Review

THANK YOU