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

Date: TUESDAY, January 14TH, 2020

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/34483295-5485.pdf>

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

3A: Project Description: Proposed Development of the Berggruen Institute’s Campus. (ENV-2019-4565-EAF)

Property Address: 1901 Sepulveda Blvd. and 2100, 2101, 2132, 2139, 2141, 2187 N. Canyonback Road. **Assessor’s Parcel Numbers:** 4490-024-014, 4493-035-001, -022, -024, -029. **Zoning:** [T](Q)RE20-1-H; [T][Q]A1-1; (Q)A1-1

Presentation by Ileana Wachtel:

Project Description: The project will have two primary components. On one Ridge will be the Main Institute building a 109,880 square-foot structure. A Scholar Village will also be built consisting of 21,000 square-foot for housing of visiting scholars. Additionally, there will be three additional pavilions totaling 30,000 square feet for Ridge 2.

Fires are now a common occurrence in the Sepulveda Pass and as a consequence of fires the 405 Freeway has been shut down as well as Sepulveda Blvd. A portion of the project is on top of the Mission Canyon Landfill. The Landfill is municipal solid waste landfill within the boundaries of Tentative Tract 53072, which is located within a **designated a Very High Fire Hazard Severity Zone**. Solid waste landfilling operations were conducted at the Landfill until 1982.

Municipal solid waste landfills produce large quantities of landfill gas as the organic matter undergoes anaerobic decomposition. The primary component of **landfill gas is methane** and carbon dioxide. According to the CalRecycle's Local Enforcement Agency (LEA) own admissions, methane is a flammable gas with a lower explosive level of 5 percent by volume in air and can also act as a simple asphyxiant. The LEA also acknowledges that uncontrolled landfill gas can travel up to 1,000 feet from a landfill and can carry other trace compounds which can be hazardous at certain concentrations. This project may present a danger to the surrounding communities. **The project will disturb and impact and remove numerous protected trees.** A 110,000 (est.) cubic yards of dirt will need to be removed, and 30,000 (est.) will need to be imported. The property sits on slopes of up to 15 degrees. The Institute envisions numerous events on the property that would involve "12-100" guests at any time during their hours of operation between 8:00 AM & 11:00 PM. *The PLU – Committee has reached out to Applicant's Representative, who has not yet availed the opportunity to respond to this presentation.*

3B. Proposal to Build Eldercare Facility

Property Address: 16161 Ventura (16151 – 16201 Ventura Blvd) ENV-2019-6480-EAF
Assessor Parcel # 2290-009-014 & 001 Case # ZA-2019-6479-ELD-SPP-SPR

Project Description: The Applicant, SRM Development, seeks to **demolish and remove two commercial retail/office buildings (approximately 23,991 square feet combined)**, a billboard sign/structure, and the associated surface parking lot; in order to construct, use and maintain an approximately **115,886 square foot** (or "SF") Eldercare Facility Unified development built to a maximum of **77 feet in height** (inclusive of rooftop mechanical equipment and elevator overrun) and six-stories, consisting of 107 assisted living Dwelling Units and 16 memory care Guest Rooms ("Project") Off-street parking is provided below grade within one subterranean parking level. The Subject Property is zoned C4-1L and located within the Ventura Cahuenga Boulevard Corridor Specific Plan, designated Regional Commercial.

Requested Entitlements: The Applicant seeks approval of **ELDERCARE FACILITY UNIFIED DEVELOPMENT** permit pursuant to the provisions of Los Angeles Municipal Code ("LAMC") Section 14.3.1 with request for a FAR of 2.94:1 in lieu of 1:1, a maximum height of up to 77 feet in lieu of 75 feet, and relief from Transitional Height limitations; **PROJECT PERMIT COMPLIANCE** approval, pursuant to LAMC Section 11.5.7(C) to allow the proposed Project within the geographic boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan (or "Specific Plan"); and findings for a **SITE PLAN REVIEW** for a development consisting of 50 or more dwelling units.

3C. Encino/Tarzana Community Plan CEQA comments, items IV-V Continuing. PLU Supporting Document PLU-09-19-0056 Motion 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; ENV2019- 174-EIR Ref Number: 2019039154

Motion: The ENC PLU adds the following comments to previously discussed Encino Tarzana Community Plan CEQA comments items IV-V.

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:8189716996) o por correo electrónico president@encinonc.org para avisar al Concejo Vecinal.