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

**Date: TUESDAY, February 11<sup>TH</sup>, 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/34483342-5543.pdf>**

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

**3A – 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**

**Continuation from 01/10/2020 Meeting as additional information has been requested.**

**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 **ELDER CARE 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.

**3B. Managed Encampment and Shared Housing:** Motion HOM 20-01 002: The Planning and Land Use Committee (PLU) will discuss the appropriate placement of the encampment model, what types of amenities (bathrooms, kitchens, social-services, treatments options, rules) are needed to make the Modesto Model a viable option.

The Encino Neighborhood Council will file a Community Impact Statement in support of **Council File 19-1413** (Supporting document, <https://www.encinonc.org/docs/34483391-5537.pdf>) Motion recommending that the CAO explore the applicability of the Modesto encampment model in Los Angeles, and also to explore feasibility and implementation of a Shared Housing Program. In support of this motion, it is important to keep in mind that a solution which might not be workable in one area of the City of Los Angeles could work well in a different area. We need all the tools in the toolbox. Passed: 8-0-0. 6C. Loose Litter Program: Motion HOM 20-01 003: The Encino Neighborhood Council will file a Community Impact Statement.

ENC – President, Alex Garay has requested consideration of a lot next to Haskell Creek next to the Hyperion Waste Treatment Plant, which may in his opinion serve as a good location as an extreme emergency location for a sanctioned homeless encampment. The lot is currently paved and there's a Red Cross trailer already there, other than that it is empty. This land is Federal Land.

**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 VI-XI & XVI, XVII.

**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](http://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](mailto:president@encinonc.org) or email: [pluchair@encinonc.org](mailto: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](http://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](mailto: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](mailto:president@encinonc.org) para avisar al Concejo Vecinal.