

Encino Neighborhood Council - Planning and Land Use

February 11, 2020



Encino Senior Living
16161 Ventura Boulevard

Summary of Comments

from

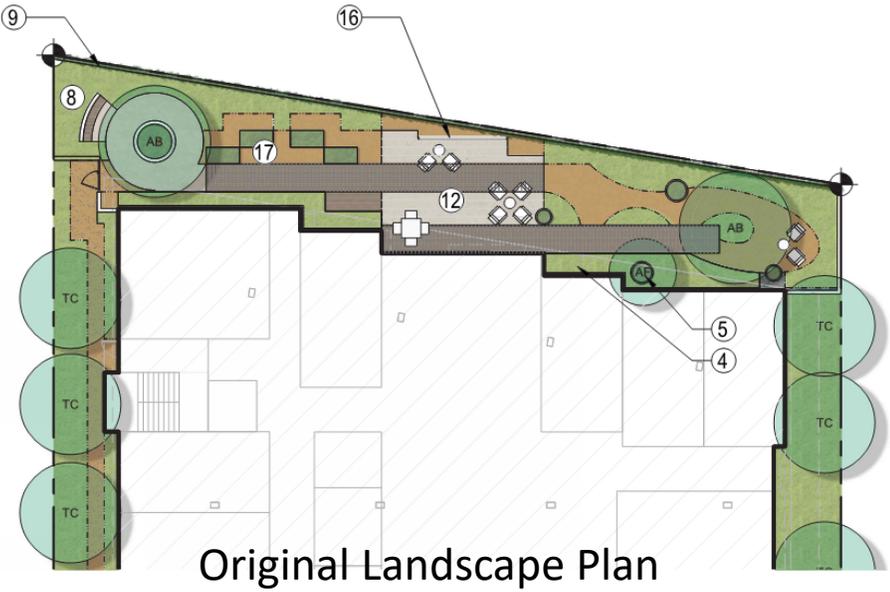
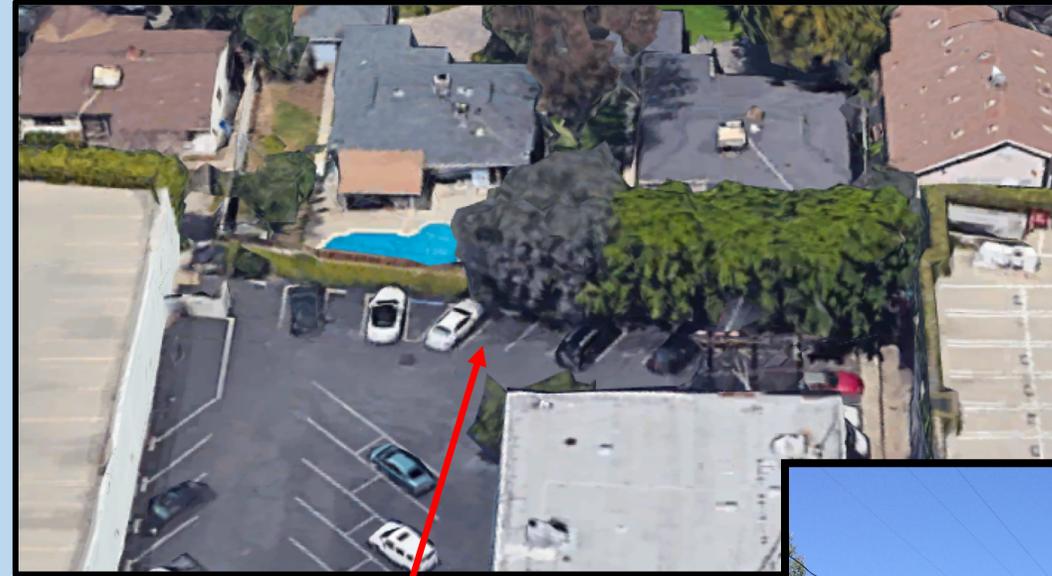
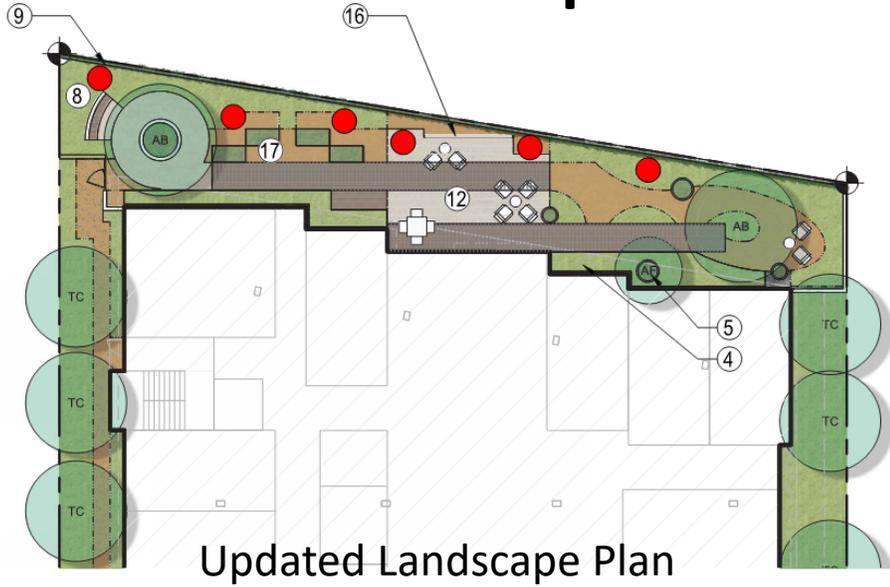
January 14, 2020 ENC-PLU Meeting

- Eliminate balconies along rear elevation
- Provide additional landscape buffering along rear property line.
- Adequate parking (to avoid impact on surrounding neighbors)
- Construction timeline/hours, security; haul route
- Clarification on Transitional Height
- Ingress/Egress access
- Provide Traffic Study

ENCINO SENIOR LIVING – SRM DEVELOPMENT



Increase Landscape Buffer

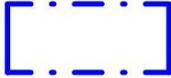


Existing Landscape

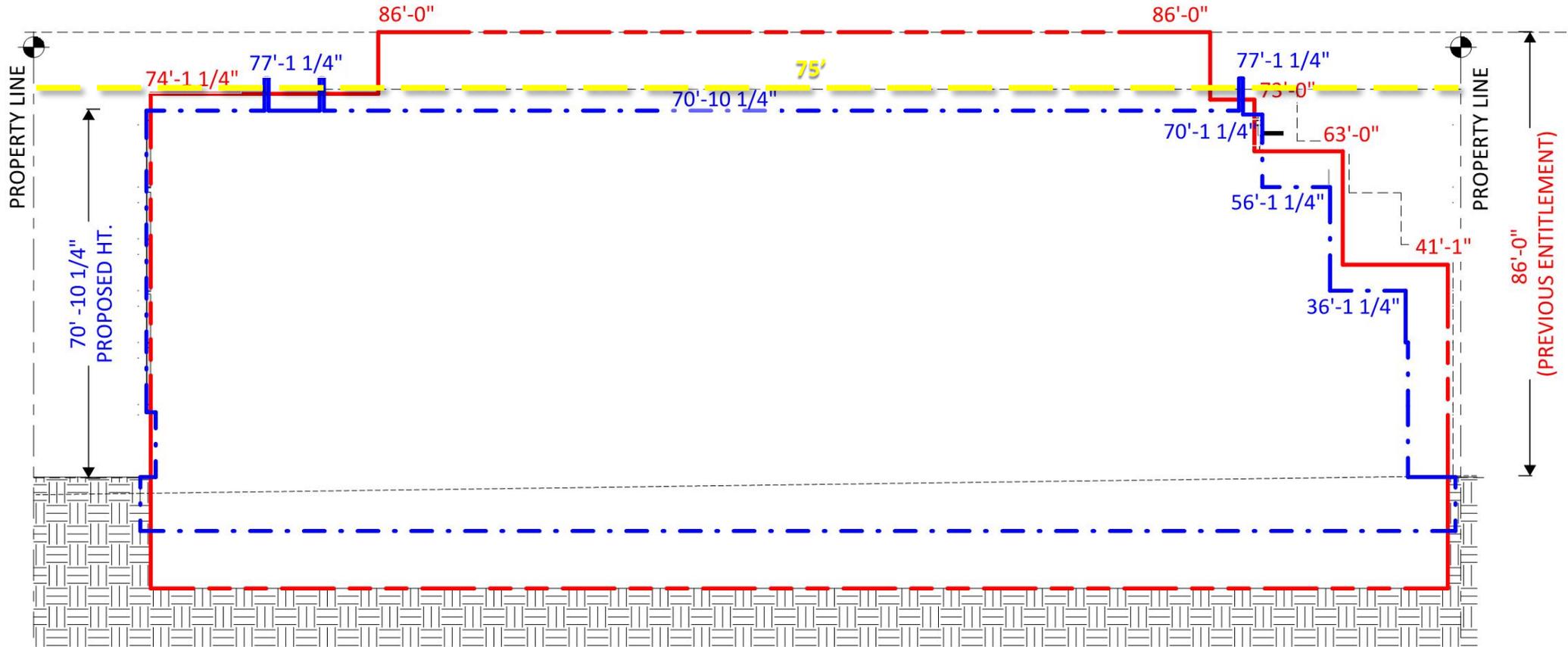


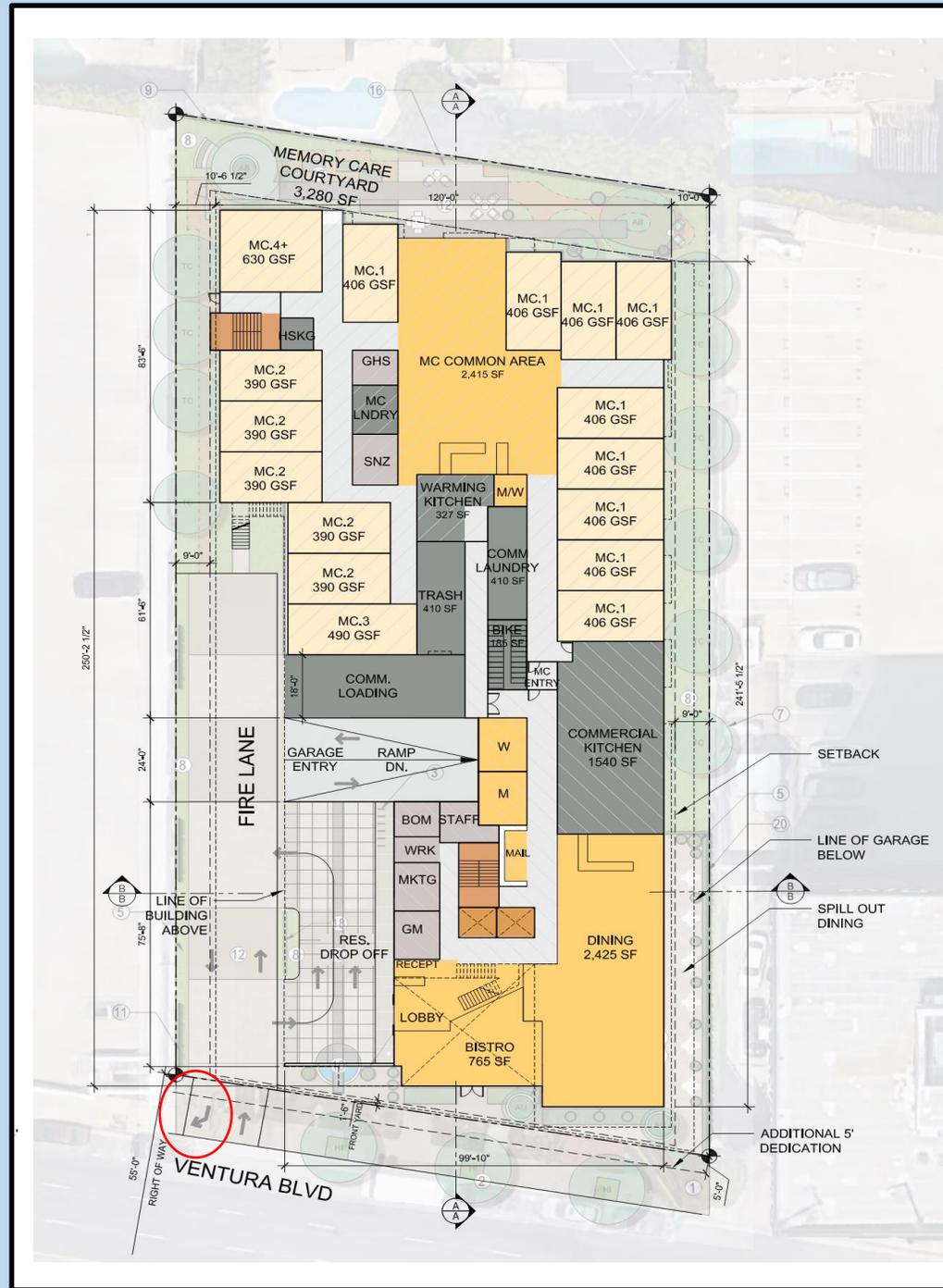


INDICATES APPROXIMATE EXTENT OF PREVIOUSLY APPROVED PROJECT



INDICATES EXTENT OF PROPOSED PROJECT







Eldercare Project



Apartment Project

	Proposed Eldercare Project	Approved Apartment Project
Number of Dwellings	107 Dwelling Units (AL) 16 Guest Rooms (MC)	114 Dwelling Units
Height	71' (parapet) 77' (elevator)	86'
Floor Area	115,886 SF (FAR 2.9:1)	106,846 SF (FAR 2.7:1)
Average Daily Trips (Net)	377 (-60)	658
<ul style="list-style-type: none"> • AM • PM 	<ul style="list-style-type: none"> 28 (+1) 38 (-4) 	<ul style="list-style-type: none"> 53 64
Dedication	5 feet along Ventura Boulevard	Waiver of Dedication
Billboard	Remove	Maintain

ENCINO SENIOR LIVING – SRM DEVELOPMENT



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