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**ENCINO NEIGHBORHOOD COUNCIL
 PLANNING and LAND USE COMMITTEE
 MEETING MINUTES**

Date: TUESDAY, February 11TH, 2020

Time: 7:00PM

Location: Encino Women’s Club

4924 Paso Robles Ave., Encino, CA 91316

ENC - PLU DRAFT MINUTES 2/11/2020

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 7:10 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 January 14th meeting were not available for review by the committee and attendees at large. Minutes will be reviewed at the next PLU meeting.
- 3. Action Items/Discussion Items**
 - A. **Proposal to build Elder Care Facility, ENV-2019-6480-EAF (16151 -16201 Ventura Blvd.). Case # ZA-2019-6479-ELD-SPP-SPR**

Presentation by Ryan Leong of SRM Development. SRM Development seeks to demolish and remove two commercial retail office buildings (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 Eldercare Facility Unified development built to a maximum of 77 feet in height (six stories) consisting of 107 assisted living Dwelling Units and 16 memory care Guest Rooms. 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.

The developer is re-engaging the committee with proposed changes to the previous design. The following changes were highlighted:

- Project revised from apartment dwelling to eldercare facility
- Project height lowered from 86' to 77' (elevator)
- Balconies on the rear side of the building were removed
- Traffic study yielded an approximate 67 less daily vehicular trips than the existing businesses generate
- Parking plans during construction not yet finalized. Committee requests adherence to the parking policy generated for the site to prevent contractors monopolizing street parking
- The project abdicated the granted waiver of dedication to give 5ft back to the sidewalk
- The project will provide a 24-hr hotline to report issues.

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

- Confirmation that the project adheres to all applicable elements to grant CEQA requirement exclusions
- Confirmation that the project does not require an EIR

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

- Jessie – Discussed accommodations made by the developer to the neighborhood.

Proposed Motion (PLU- 20-02-0059) (Cohen): The ENC PLU has no objections to the 16161 Ventura Bl proposed Eldercare Facility as presented by SRM Development as long as all the mitigation measures for the neighbors are completed in a timely manner in conjunction with the completion of the building.

- **Motion Second:** Blumenfeld
- **Public Comment:** None
- **Motion Passes (7-0-0)**

B. Managed Encampment and Shared Housing

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. Motion Passed: 8-0-0

ENC – President, Alex Garay has requested consideration of a lot along Haskell Creek next to the Donald C Tillman Water Reclamation Plant, which may 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.

Proposed Motion (PLU-20-02-0060) (Blumenfeld): The ENC PLU supports Council File 19-1413 if amended to include required site location approval by the area planning commission with strong input from the local neighborhood council and furthermore the ENC PLU suggests a site to be located on the paved lot next to the Tillman Water Reclamation Plant (15790 W Victory Blvd. APN: 2251002906, PIN: 177B141-4, Legal: -PT-LT B-21).

- **Motion Second:** Mass
- **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 following sections of the proposed Encino Tarzana Community Plan are next in line for discussion:

XVI. RECREATION.

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION/TRAFFIC.

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities
- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

Proposed Motion (PLU-09-19-0056) (Blumenfeld): Motion to send sections XVI (Recreation) and XVII (Transportation) to their respective committees such that the ENC PLU can receive their comments prior to deliberation.

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

4. Public Comment on Issues NOT on this Agenda

None.

5. Committee Member Comment on Items NOT on this Agenda

None.

6. Meeting Adjourned 8:50 PM