



Senior Living and Medical Office Project: ParkPointe Encino (“PPE”)

- Case Information:
CPC-2018-3286-VZC-SPE-ELD-SPP-SPR;
VTT-74892;
ENV-2018-3287-EAF
- Project Description: PPE is a proposal to build a mixed-use project on an under-utilized lot that currently includes an outdated 25,000 square foot building and large barren surface parking lot. The Project will consist of 90 eldercare units and a 55,416 square foot medical office building. The Project will fill the need for supportive housing for local seniors, allowing them to age in their community with assisted living and memory care. Additionally, the medical offices are a complimentary use that will benefit the senior living facility residents and the greater Encino community by providing conveniently located medical care which is critical during these challenging times. The Project has been designed to provide generous open space, new streetscape and landscaping, and will employ sustainable building practices.
- Lot Size: 1.75 Acres (76,086 square feet)
- Building Square Footage:
 - Elder Care Building: 80,225 Square Feet
 - Commercial Building: 55,416 Square Feet
- Open Space: 36,521 Square Feet
- Height:
 - Elder Care Building: Five-Stories - 59’-6”
 - Commercial Building: Three-Stories - 48’-2”
- Parking: Spaces will be provided in a combination of surface parking and within a three-level subterranean garage
 - Elder Care Building: 39 Parking Spaces
 - Commercial Building: 278 Parking Spaces
- Bicycle Parking: Bicycle parking will be provided per code requirements

Existing Zoning

- The Site is currently zoned C4-1VL and P-1VL and has a land use designation of Neighborhood Office Commercial

Requested Entitlements:

- Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.32.Q, a **Vesting Zone Change** from P-1VL to C2-1VL on the Eldercare Site.
- Pursuant to LAMC Section 14.3.1, an **Eldercare Facility Unified Permit** for the development of an eldercare facility on a 35,663 square foot lot with 66 assisted living guest rooms and 24 Alzheimer’s/Dementia guest rooms for a total of 90 guest rooms and the following deviations to permit: (1) 80,225 square feet of floor area in lieu of 35,663 square feet for a 2.25:1 FAR in lieu of a 1.0:1 FAR permitted in the Ventura / Cahuenga Boulevard Corridor Specific Plan Section 6.B.3, (2) a height of 60 feet in lieu of 30 feet permitted by Specific Plan Section 7.E.1.C.2, and (3) relief from the transitional height limits in LAMC Section 12.21.1.A.10.
- Pursuant to LAMC Section 16.50.C.2, **Site Plan Review** for the development of 90 Eldercare guest rooms.
- Pursuant to LAMC Section 11.5.7.C, **Project Permit Compliance Review** pursuant to the Ventura-Cahuenga Boulevard Corridor Specific.
- Pursuant to LAMC Section 11.5.7.F, **Specific Plan Exceptions** from the Specific Plan in conjunction with the development of a three-story medical office to permit (1) 55,416 square feet of floor area in lieu of 22,521 square feet permitted for a 2.46:1 FAR in lieu of a 1.0:1 FAR permitted in Section 6.B.3 and (2) 82 percent lot coverage in lieu of 60 percent required in Specific Plan Section 7.B.2..
- Pursuant to LAMC Section 11.5.7E, **Specific Plan Adjustment** to allow a height of 48 feet, 2 inches in lieu of the 45 foot in height (i.e., under 10 percent increase) permitted under the Specific Plan (with Specific Plan building step back observed).

- Pursuant to LAMC Section 12.37I, a **Waiver of Dedication and Improvement**, to waive the 3-foot required dedication along Amestoy.



ParkPointe Encino

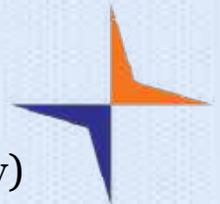


ParkPointe Encino

- The ParkPointe Project is composed of two adjacent properties, one on Ventura Blvd and one on Genesta Ave. An existing 20' alley runs between the two properties.
- A five-story, 90 room eldercare facility (approx. 80,225 sq. ft) is proposed on Genesta and a three-story (approx. 55,416 sq. ft) medical office building would be located on Ventura Blvd.
- The Project will provide 364 parking spaces to serve both uses (39 spaces for eldercare facility and 325 for commercial building). 352 spaces will be below grade, 12 parking spaces located at grade
- Access to the Project will occur off both Genesta Ave and Amestoy Ave.

Entitlements:

- Vesting Zone Change from P1-VL to C2-1VL for the Eldercare site Commercial site to remain C4-1VL
- Eldercare Facility Unified Permit
- Site Plan Review
- Project Permit Compliance
- Specific Plan Exceptions (FAR, lot coverage, height)
- Height Adjustment (Ventura Blvd.)
- Vesting Tentative Tract Map
- Haul Route
- Waiver of Dedication (3' on Amestoy)



Outreach

Project Support:

- Encino Park West Condominium Association
- Encino Neighborhood Council
- Encino Chamber of Commerce
- Valley Industry Commerce Association (VICA)

Community Engagement:

- Met with existing onsite tenants and canvassed approximately 25 neighboring businesses
- Shared project information and distributed letters to six single family homes on Amestoy Avenue and Addison Street including: 5030 and 5036 Amestoy and 17030, 17034, 17038 and 17044 Addison
- Presented information to and met with the Encino Park West Condominium Association several times about the proposed health club and 5-story senior living facility and inclusion of a medical office building
- Shared project information with the Valley Industry Commerce Association (VICA)
- Presented to the Encino Neighborhood Council Planning & Land Use Committee and the Board in Fall of 2019



Letter from 24 Hour Fitness



June 15, 2020

17017 Ventura, LLC
Property Management
co TriStar Realty Group

17027 Ventura Boulevard

Second Floor

Encino, CA 91316

Re: Rejection of Lease Agreement; Surrender of Premises
Premises located at 17017 Ventura Boulevard, Encino CA; 24 Hour Fitness Club No. 449
Encino Ventura

Dear Landlord:

Please accept this letter as formal written notice that pursuant to 11 U.S.C. § 365(a) of the U.S. Bankruptcy Code, Tenant, as the debtor in *In re 24 Hour Fitness Worldwide, Inc., et al.*, Ch. 11 Case No. 20-11558 (Bankr. D. Del. June 15, 2020), has rejected the Lease Agreement effective immediately and the Leased Premises have been surrendered to you as of June 15, 2020. Landlord immediately has possession of the Premises.

24 Hour Fitness wishes to thank you for your relationship with us over the years.

Should you have any questions, please reach out to Craig Hardy, Sr. Director of Real Estate, at 925.543.3230.

Thank you.

Sincerely,

24 HOUR FITNESS USA, INC.

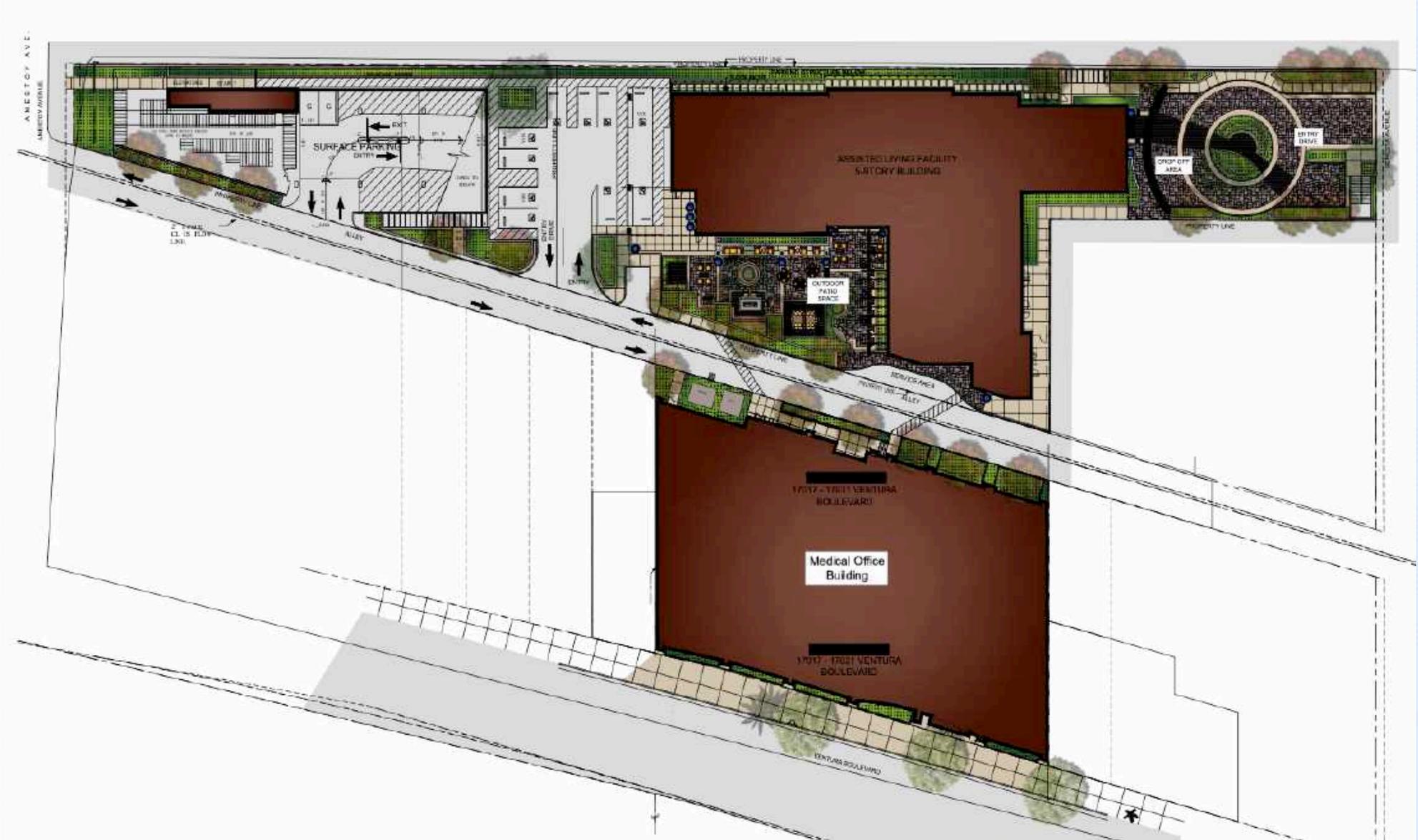
Revisions

- Use change
 - Gym to Medical Office
 - We are abandoning the zone change for the commercial building site
- Square footage change
 - Gym – 35,331
 - MOB – 55,416
- Height
 - Gym – Two-Story 39' 6" Tall (44' 8" to lowest adjacent grade)
 - Medical Office – Three-Story 43' 6" Tall (48' 2" from lowest adjacent grade) 4' 8" grade difference
- Parking
 - The Medical Office only requires 5:1000 parking (278), however we will continue to provide the same parking per the original approval (325).
- Wavier of Dedication

Aerial Photo – Existing Site



Site Plan



Building View – Ventura looking West



Building View – Ventura looking East



Sunrise Senior Living - Overview

*Sunrise of Encino Rendering



Site Plan

