

**ENCINO NEIGHBORHOOD COUNCIL
PLAN & LAND USE
COMMITTEE MEETING MINUTES**

Date: Tuesday, August 10, 2021

Time: 7:00 pm PST

Location: [Zoom](#)

Agenda: [Linked](#)

PLU Committee Participants:

- Darin Spillman: PLU Chair
- Lee Blumenfeld
- Eliot Cohen: Timekeeper
- Melody Korehe: Secretary
- Diane Rosen
- Brian Ross
- John Donaty
- Jeff Klausner

Host/Attendee: Patrica Bates: ENC President

Total Attendees: 28 (19 public)

Meeting Minutes

1. Call to order, Roll call, Determination of quorum, Selection of voting PLU Committee Members, Selection of Secretary for the meeting
 - Roll Call: skipped roll call since there was a notable quorum
 - Selection of voting PLU Committee Members: no alternates were in attendance
 - Selection of Secretary for the meeting: Melody Korehe
2. Approval of Prior Planning & Land Use Committee minutes
 - No approval: minutes were not taken from the last meeting being that it was recorded

3. Action Items

a. 17500, 17524 & 17526 Burbank Boulevard

- **Planning Case #:** ZA-2021-5717-ELD-SPR
- **Project Description:** The Applicant seeks to demolish and remove five single-story church/accessory buildings, consisting of the existing Bethel Church and Preschool, including approximately 19,487 square feet, in order to construct, use and maintain an approximately 284,859 square-foot Residential Care Facility for the Elderly built to a maximum of 89 feet and six stories, consisting of 238 units comprised of 206 dwelling units for both Independent and Assisted Living and 32 Dementia/Memory Care guest rooms, located at 17500 -17526 Burbank Boulevard within the RA-1-RIO Zone. Off-street parking is provided on-grade and below-grade within one subterranean parking level. The Subject Property is located within the Encino-Tarzana Community Plan Area and has a General Plan Land Use designation of Medium Residential.
- **Representatives:**
 - Michael Katz: Landowner
 - Brad Rosenheim: President & CEO of Rosenheim & Associates Inc. - 17500Burbank@gmail.com
 - Michael Lowinger: Managing Partner and Co-Founder of Geneva Street Partners
 - Mark Macedo: Managing Partner and Co-Founder of Geneva Street Partners
 - Michael Longfellow: President of Spectrum Acquisition Partners
 - Brian Van Winkle: Founding Partner of Vessel Architecture + Lead Architect
- **Project Details:**
 - Independent Living, Assisted Living and Memory Care operated by Spectrum Acquisition Partners
 - Their mission is to create communities designed for their residents to thrive, build relationship and enjoy enriched lives

- They currently have 6,000 units across 44 communities and 10 different states
- Options for studio, 1bed or 2 bed - Memory Care units do not have kitchens
- Parking: 167 spaces all underground
 - They expect 35-40% of Independent Residents to have cars
 - They expect 15-20% of Assisted Living residents to have cars
 - They expect 0% of Memory Care residents to have cars
- Amenities: garden, yoga center, movie theater, sky bar, indoor + outdoor restaurants
- Rent: TBD based on market value / competition
- **Overall Concerns from Public + Committee:**
 - Health + safety of the elderly community as its close to a freeway
 - Congestion as parking + traffic is already a huge challenge
 - Building design, height and scale doesn't feel complementary to the rest of the neighborhood
- **Motion re: 17500, 17524 & 17526 Burbank Boulevard :**
 - Although the ENC PLU supports the concept Eldercare facility at this location, the size, mass, scale, setbacks, and height does not conform to adjacent properties. We respectfully ask that you reduce such zoning overrides to be in conformance with adjacent properties and mirror the Q (Ord 153,017) conditions of the property directly East of proposed site in all categories listed above. Particularly, the 45' Height & Setbacks on Burbank to be equivalent to adjacent properties and prevention of the removal of the parkway along Burbank Blvd.
 - The ENC PLU further requests that the developer under discretionary requirements install in the inner courtyard requiring "useable open space for outdoor activities, especially for

children” per the Encino Tarzana Community Plan “DESIGN POLICIES FOR INDIVIDUAL PROJECTS - MULTIPLE RESIDENTIAL - 2.”

- The ENC PLU further requests that the developer amend its Class 32 categorical exemption to correctly identify the properties directly north as “Single Family Dwellings” not “Multi Family Dwellings” and recalculate its impact. It is also advised that a study of Emergency Vehicle Frequency both for traffic and noise be added to the request.
- The ENC PLU further requests that the developer encompasses all Employee, Resident and Visitor parking on site due to the heavy congestion that currently overflows onto single family zones and causes a neighborhood uproar.
- Lastly, The ENC PLU further requests that after these reasonable requirements are imposed, the new project be presented to the ENC PLU for review.

- **Vote:** YES from all 8 committee members

b. 12-0460-S4 (CFMS)

- The PLU was intended to discuss [CF 12-0460-S4](#), which is a Zoning Code / Reorganization of Administration Provisions (Processes and Procedures Ordinance) / Los Angeles Municipal Code (LAMC) Amendment, a massive reorganization, consisting of 900+ pages of documentation.
- Given the length of the agreement + new PLU committee there has not been a chance to review the document
- Committee members want to gather comments from other Neighborhood Councils, request a redlined doc from planning and also want to ensure the document is not combined with a plan for DTLA
- **Motion regarding CF 12-0460-S4 (CFMS):** File CIS for an 180 day extension and request for a standalone council file which is not intertwined with the DTLA community plan

- **Vote:** YES from all 7 committee members - Elliot Cohen had departed prior to vote

c. PLU Requirements & Presentations Guidelines

- The documents ([PLU Requirements](#) & [Presentation Guidelines](#)) currently on the ENC website under the PLU Committee page appear to be out-of-date.
- The PLU needs to determine which details in the documents are current and update the information accurately
- **Motion:** Table topic until next month's meeting
- **Vote:** No objections / abstainers

d. Discuss Motion to Submit Letter Continuing Support of Councilman Koretz's July 12th letter expressing strong opposition

- A motion was intended to be discussed to submit a letter of continuing support of Councilman Koretz's July 12th letter expressing strong opposition to SB-9, SB-10, and SB-478
- The PLU intended to discuss urging a Community Leader Summit to discuss these bills with Stern, Gabriel, Koretz, Neighborhood Councils and Homeowners Associations.
- **Motion:** Table topic until next month's meeting
- **Vote:** No objections / abstainers

Action Items

- ~~1. Melody Koreche to send meeting minutes to ENC PLU Chair, Darin Spillman~~
2. ENC to file CIS for an 180 day extension, request for a redline packet to be delivered by planning and check with other NCs if they have specific areas of concern
3. PLU Committee Members to begin reviewing the 900 page document once the redline packet is received
4. Address PLU Requirements & Presentations Guidelines on next meeting as it was tabled

5. Address letter continuing support of Councilman Koretz's July 12th letter on next meeting as it was tabled
6. Planning Case # ZA-2021-5717-ELD-SPR to take meeting comments into consideration and present new project to ENC PLU for review