



**MINUTES
ENCINO NEIGHBORHOOD COUNCIL'S
PLANNING AND LAND USE COMMITTEE**

DATE: TUESDAY, January 14TH, 2019

TIME: 7:00 PM

**Location: Encino Women's Club 4924 Paso Robles Ave, Encino, CA
91316**

1. **Call to Order:** Quorum Exists, 7:15p.m.

Members present: Eliot Cohen* (Chair), Carol Levin*, Dr. Gerald Silver*, Lee Blumenfeld*, Diane Rosen, Al Mass

Secretary for this meeting: Lee Blumenfeld.

Committee Members on the ENC Board:

Eliot Cohen* (Chair), Carol Levin*, Dr. Gerald Silver*, Lee Blumenfeld*

Stakeholder Committee Members:

Diane Rosen, Greg Zeisler-MPH, Al Mass

2. **Approval of Minutes of Prior Committee Meeting** - Unavailable

3. **Action Items (votes may be taken on all action items):**

3A – Proposed Development of the Berggruen Institute's Campus. (ENV-2019-4565-EAF)

Property Address: 1901 Sepulveda Blvd. and 2100, 2101, 2132, 2139, 2141, 2187 N.

Canyonback Road. Assessor's Parcel Numbers: 4490-024-014, 4493-035-001, -022, -024, -029. **Zoning:** [T][Q]RE20-1-H; [T][Q]A1-1; (Q)A1-1

- No Show **Ileana Wachtel – Item Tabled**

- The PLU – Committee has reached out to Applicant's Representative, who has not yet availed the opportunity to respond to this presentation.

3B – 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

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 **ELDERCARE 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.

Notes:

- 1) Presentation by Ryan Leon, SRM Development
- 2) Project is in Expedite!
 - i. Planner Assigned - HAGU SOLOMON-CARY – Hearing Date* : 01/23/2020 / 11:15 AM
*Presenter stated in meeting no hearing Date set, Hearing Date & Planner added for informational purposes 1/17/20

Motion PLU-20-01-0089: Table discussion & vote until additional information requested to the presenter to be available (Traffic Study, Full presentation including profile of building from all views)

Cohen / Levin (5,0,1) - Item is Tabled

3C - Encino/Tarzana Community Plan CEQA comments, VI 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 PLU-09-19-0056: The ENC PLU adds the following comments to previously discussed Encino Tarzana Community Plan CEQA comments – (See attachment IV Energy)

Cohen / Diane (6,0,0) – Consent Item, Comments to be added to previous CIS and sent to
Planning Supervisor : Claudia Rodriguez
claudia.rodriguez@lacity.org
Michelle Montenegro: (818) 374-9905
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Lucy Martinez: (818) 374-5058
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Erika Lam: (818) 374-5046
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Attachment IV Energy

VI. ENERGY. Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

O Study current utility demand/usage vs existing infrastructure (and lifecycle) comparing original Community Plan VS Proposed RA to RE proposed Rezoning to include:

- 1) Prevailing setbacks
- 2) "DEPARTMENT OF CITY PLANNING GENERALIZED SUMMARY OF ZONING REGULATIONS Updated June 2019."
- 3) Changing (Upzoning) RA to RE size homes results in fixed population vs larger homes
 - a. Metrix Comparison Requested: LADWP Sunset Blvd "Reliability Project."

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

O Study:

- 1) Net loss of the Urban Forest due to non-enforcement mechanism of existing Community Plan Standards for open space at Plan Check counter.
- 2) The mansionization plan of RA to RE directly conflicts with both Mayor Viragosa & Garcetti Tree planting initiatives and the City of LA Green New Deal.
- 3) Frequent site construction for additions or remodel expand buildable area of lot and thus result in removal of trees (non protected)
- 4) Conflicts with BSS Cooler Streets initiative – RA to RE Zones results in net loss of trees due to larger footprint of builds and removals of existing mature trees
 - a. Initiative indicated Trees Reduce Heat Island Effect by 10-25%
 - b. Trees are the most effective means of reduction of the Heat Island Effect