



## Encino Neighborhood Council 5/9/2017 Planning and Land Use Committee Meeting Minutes

### Present:

Eliot Cohen\* (Chair), Jerry Silver\*, Carol Levin\*, Al Mass, , Jo-Dee Becker Secretary.

1. **Call to Order 7:06 P.M., Roll Call, Determination of a Quorum,**
2. **The minutes of the March PLU Meeting were accepted 5-0-0**
3. **Action Items:**

#### **A) Information Item: Project Site: 16161-63 Ventura Blvd, Encino, CA**

The ENC PLU was asked by property owner to review the proposed construction of 133 apartment and live work units including 11 affordable units. The building, as proposed, would be 8 stories and would incorporate all City and Ventura Boulevard Specific Plan requirements. There would be less than half a parking space per unit. The following people presented the proposed project: **Daniel Gryczman**, Blumax Partners, Encino Investors LLC; **Winston Chang**, TCA (architects); **Brad Rosenheim**, RAA-Inc (entitlements); **Rob Glushon** (legal).

The Committee asked questions and offered the following suggestions/comments:

Mr. Silver requested copies of the visual presentation as it is part of the public record

Q: What is the square footage of the units? .A: 750 sf average

Q: Why is access limited to Ventura Blvd only? A: the property is landlocked except for Ventura Blvd.

Less than ½ space per unit parking is an issue

The existing billboard is an eyesore

The height on the rear of the property although allowed, will be difficult for the neighbors behind the building.

Consider security at the plaza

Consider larger units and more parking

Without adequate parking, units will be difficult to rent and tenants will be forced into the neighborhoods to park

The building is attractive as rendered

The following comments are from concerned attendees:

**Susan:** How much notice will be given to existing tenants on the property? The mail center may need more than the 30 days required by lease. Will the landlord help the tenants in any way? Mr. Gryczman suggested a private conversation would be best for this topic.

**Mr. Rankell:** Concerns about small number of parking space. Concern about the back of the building hovering over the R-1 housing. Desire to have copies of the presentation.

**Ms. Weinschenk:** Concern about ingress/egress and not enough parking. Concern that those searching for park in the neighborhoods where there is no parking and dim lighting will encourage crime and attract crime.

**Mr. Silver:** Why not come to the community and ask what does the community want?

**Mr. Mass:** Why not have a parking on half the property and residential on the other half?

**3B: Information Item: DIR-2017-870-SPP 16120 Ventura Blvd, Encino, CA 91436**

A new restaurant named Davenports will be moving into the former Dupar's space. Paul Kruger, representing the landlords presented the project. They will try to restore the CUB for alcohol service. Tenant improvements are in process. Nigel Davenport, the proprietor, will purchase an alcohol license. There are currently no issues with alcohol sales from previous tenants. All parking is on site with 113 surface spaces. The restaurant is more than 100 feet from the neighbors behind the property. The restaurant will be serving primarily lunch, dinner and brunch on the weekends. Food and alcohol would be expected to be 75-80 – 25-20 split quarterly. Alcohol sales will end with food sales typically by 11 on weekends and 9 or 10 on weekdays. This will be a comprehensive full service restaurant with no live entertainment dancing or games per the original approvals.

**4: Public Comment** (for items not on the agenda)

None

**5: Committee Member Comment:**

The PLU discussed the following:

Seems like alcohol is necessary for restaurant success.

7-11 is going in adjacent to the Marriott. There will be two signs and they are requesting a pole sign. They are refusing to bring this project to the PLU.

**6: Adjournment:** 8:46 PM

Respectfully Submitted,  
Jo-Dee Becker