

Subject: Villagio Toscano Project

Project Location: 4827 N. Sepulveda Blvd., Sherman Oaks

Due Date for Public Comments: December 13, 2004

Project Description: 500 unit plus 55,000 sq. ft. commercial with 1470 parking spaces on a 5.1 acre parcel

Members attending: Lee Ambers, Marv Berman, and Gerald Silver

Discussion: It was unanimous to require a full and complete E.I.R. with an emphasis on that which affects the Encino community - traffic. We are concerned re: a.m. traffic going westbound on Ventura and eastbound on Ventura during the p.m. hours. Additionally, we are concerned with the 101 ramps of Haskell, Hayvenhurst, Balboa, White Oak and Reseda.

G.S. felt that the E.N.C. should be against said project since applicant wants a 90-foot height limit, change of current zoning to RAS-4 (a modification of the R-4 aone) and an increase of the FAR from 1.5 to 3.2.

L.A. and M.B. think the E.N.C. should take no position at this time pending a review of the completed E.I.R. We also feel those lots currently zoned R-1 on this parcel are totally improper. A multiple residential or commercial zoning would be more appropriate for this location.

Meeting commenced at 11:35 a.m. and concluded approximately 1:15 p.m.

Respectfully submitted,

December 7, 2004

Marvin Berman, Planning and Land Use Rep.