

March 19, 2025

To: General Board of Encino Neighborhood Council

Re: 16610 Ventura Blvd. CPC-2023-3134-DB-SPP-HCA

Demolition of existing buildings and construction of new mixed use property.

The subject property, after construction, will consist of 3,400 square feet of commercial (retail) space plus 47,410 square feet of residential space. This will be done on a lot of 20,754.4 square feet with approx. 100 linear feet on Ventura Blvd. The finished project will feature 5 stories above ground and 2 basement levels (underground) for parking. The first floor will be commercial and the top 4 floors will consist of 45 residential units. There will be 14 commercial parking spaces and 63 residential parking spaces provided in the basement area. There is one entry and exit way for cars through the alley off of Rubio – there is no entry off Ventura Blvd.

The concerns of the neighbors who live on Rubio, which is a Cul De Sac street (one entry on Ventura Blvd.), and the Planning and Land Use Committee, is the traffic impact of cars entering Rubio to access the alley, to the parking of the new development. With the existing plan, the alley off of Rubio is the only entry into the project. The existing buildings have two entrances – an existing driveway off of Ventura Blvd and the alley off of Rubio. The project has not had a Department of Transportation (DOT) Traffic Study done. According to the Transportation Study Assessment done by the DOT, the Traffic Analysis was waived; even though it stated in item 3, under Access, Safety, and Circulation Assessment, “an access assessment may be required”.

We are asking that a DOT Traffic Study be completed showing the increase or decrease of traffic on Rubio. We would also like to see the result of the traffic study (Access, Safety, and Circulation Assessment) on the neighborhood if the existing entry was kept on the Ventura Blvd. side, and the alley, off of Rubio would

be used for exit from the project. Upon completion of this study we would like to reassess the project.

Thank you