

---

**URGENT: Request for info & help for closure of Genesta Ave for weekly farmers market**

---

From Alan Duke [REDACTED]

Date Fri 2/13/2026 1:25 PM

To CD4@lacity.org <CD4@lacity.org>; denton.cohen@lacity.org <denton.cohen@lacity.org>

Cc bssspevents@lacity.org <bssspevents@lacity.org>; contactcd4@lacity.org <contactcd4@lacity.org>;  
bssspevents@lacity.org <bssspevents@lacity.org>; Vahid Khorsand <vahid.khorsand@lacity.org>;  
president@encinonc.org <president@encinonc.org>; Geraldine.encinonc@gmail.com  
<Geraldine.encinonc@gmail.com>; vicepresident@encinonc.org <vicepresident@encinonc.org>;  
treasurer@encinonc.org <treasurer@encinonc.org>; sergeantatarms@encinonc.org  
<sergeantatarms@encinonc.org>

 1 attachment (11 MB)

EPW\_duke\_letter\_to\_raman\_farmers\_market\_permit\_021326.pdf;

**Please see attached letter** from Encino Park West HOA President Alan Duke concerning planned closure of Genesta Ave each Thursday for a farmers market without notice or consultation of any residents or owners.

February 13, 2026

*Via Email and U.S. Mail*

Councilmember Nithya Raman  
Los Angeles City Council, District 4  
200 N. Spring Street, Room 405  
Los Angeles, CA 90012

*cc: Denton Cohen, CD4 Field Deputy for Encino (denton.cohen@lacity.org)*

**Re: Farmers Market Permit — Genesta Avenue, Encino — Urgent Request for Information and Assistance**

Dear Councilmember Raman:

I am writing to you in my capacity as President of the Encino Park West Homeowners Association, representing 65 homeowners at 4949 Genesta Avenue, Encino, CA 91316. I am requesting your immediate assistance regarding a farmers market that has apparently been permitted to operate on Genesta Avenue, directly adjacent to our condominium building, with a reported start date of Thursday, February 26, 2026 — less than two weeks from today.

**No Prior Notice to Affected Residents.** None of the 65 homeowners at Encino Park West received any prior notice, outreach, or opportunity to comment on this permit before it was granted. We learned of it only this week, when “No Parking” signs were posted along our street indicating that parking on Genesta Avenue would be prohibited from 11:00 a.m. until midnight every Thursday. For a 65-unit residential

condominium whose residents and guests rely on street parking and whose only vehicular access is on Genesta Avenue, this is an extraordinary disruption imposed without consultation.

**Our Immediate Concerns.** We respectfully raise the following concerns and request that your office investigate them on an urgent basis:

- 1. Access to the permit and its conditions.** Despite our efforts, we have been unable to locate a copy of the permit authorizing this farmers market. We need to review the permit to understand the identity of the operator, the precise boundaries of the street closure, the hours of operation and setup/breakdown, the conditions imposed, and what review process was followed. We request your office's assistance in obtaining this document immediately.
- 2. Lack of community notification.** A recurring weekly street closure on a residential street directly adjacent to a 65-unit condominium should not have been approved without notice to the affected residents. We ask your office to determine whether proper notification procedures were followed and, if not, whether the permit should be stayed pending adequate community engagement.
- 3. Resident access and emergency vehicle access.** Encino Park West's sole vehicular entrance and exit is on Genesta Avenue. A street closure or market operation that obstructs or impedes access to our building's garage entrance presents serious safety concerns, including for emergency vehicles (fire, ambulance, police). Many of our residents are elderly. We need assurance that full, unimpeded access to our building will be maintained at all times.
- 4. Parking impacts.** The posted signs indicate no parking from 11:00 a.m. to midnight every Thursday. This is a 13-hour weekly loss of street parking that our residents and their guests depend on. We need to understand the justification for this duration and whether it can be significantly reduced.
- 5. Noise, sanitation, and quality of life.** A weekly commercial market operation adjacent to a residential building raises legitimate concerns about amplified sound, food waste and litter, vendor loading and unloading, and general disruption to the residential character of the street.
- 6. Scope of the closure relative to our building.** We request that, at minimum, the market footprint be adjusted so that it does not extend to the portion of Genesta Avenue directly adjacent to Encino Park West. The block of Genesta between Ventura Boulevard and the park offers considerable space; there is no reason the market must operate immediately alongside a residential condominium building if it can be positioned to avoid that impact.

**What We Are Asking.** We are not categorically opposed to a farmers market in our neighborhood. We are, however, strongly opposed to the manner in which this permit was apparently issued — without any notice to the residents most directly affected — and to the potential for serious impacts on our residents' daily lives. Specifically, we ask that your office:

- (a) Provide us with a copy of the permit and all conditions attached to it;
- (b) Arrange a meeting between the HOA, the market operator, and your office before the February 26 start date so that our concerns can be heard and addressed;
- (c) Request that StreetsLA and any other relevant permitting agencies delay the start of market operations until the affected community has been properly consulted; and
- (d) Ensure that any permit conditions adequately protect resident access, parking, and quality of life, including by adjusting the market footprint away from our building if necessary.

Given the urgency of the February 26 start date, we respectfully request a response at your earliest convenience. I am available to discuss this matter at any time and can be reached at the contact

information below.

Thank you for your attention to this important matter.

Respectfully,

**Alan Duke**

President, Encino Park West Homeowners Association

[REDACTED]

Encino, CA 91316

[REDACTED]

cc:

*Encino Neighborhood Council*

*StreetsLA Special Events (bssspevents@lacity.org)*

*Encino Property Owners Association*

---

**Re: URGENT: Request for info & help for closure of Genesta Ave for weekly farmers market**

---

**From** Roy Nwaiser <roy-enc@outlook.com>

**Date** Fri 2/13/2026 2:19 PM

**To** Alan Duke [REDACTED] CD4@lacity.org <CD4@lacity.org>; denton.cohen@lacity.org <denton.cohen@lacity.org>

**Cc** bssspevents@lacity.org <bssspevents@lacity.org>; contactcd4@lacity.org <contactcd4@lacity.org>; bssspevents@lacity.org <bssspevents@lacity.org>; Vahid Khorsand <vahid.khorsand@lacity.org>; Geraldine.encinonc@gmail.com <Geraldine.encinonc@gmail.com>; vicepresident@encinonc.org <vicepresident@encinonc.org>; treasurer@encinonc.org <treasurer@encinonc.org>; Property Owners Encino <info@encinopoa.com>; sergeantatarms@encinonc.org <sergeantatarms@encinonc.org>

Hi Alan,

Thank you for bringing this serious situation to our attention.

Denton & Vahid—It's impossible to overstate the importance of taking immediate, corrective action here.

Closing a public street for 13 hours each week, directly in front of a 65-unit residential building, raises serious concerns regarding emergency access, fire safety, ingress and egress, disability access, and required public notice. It is difficult to understand how a full street closure of this magnitude was approved without the mandated advance notification to affected residents and stakeholders. If emergency services (Fire/LAPD/EMS) cannot access this building, the City may be exposed to significant liability.

**All four of Alan's requests are not only reasonable but necessary.** This permit must be stayed or modified immediately to ensure that residents are not trapped in—or out of—their homes. Resident safety and lawful access must outweigh any potential inconvenience to the operator.

I know you are both strong advocates for our community, so I trust you'll take immediate corrective action. I look forward to your prompt response outlining the steps the City will take before the market's scheduled start date.

I have added Rob Glushon, president of the EPOA to this email.

Thank you,  
Roy

**Roy Nwaiser**

*President*

*Public Safety Chair*

[president@encinonc.org](mailto:president@encinonc.org)

<http://www.encinonc.org>

Encino Neighborhood Council

# COMMUNITY PETITION

## OPPOSING WEEKLY STREET CLOSURE FOR COMMERCIAL FOOD MARKET

*Genesta Avenue, Encino, California*

February 17, 2026

---

**TO:** Director, Bureau of Street Services (StreetsLA)

**CC:** Councilmember Nithya Raman, Los Angeles City Council, District 4

**CC:** Denton Cohen, CD4 Field Deputy for Encino

**CC:** Vahid Khorsand, Deputy Mayor of Community Engagement, Office of Mayor Karen Bass

**CC:** Encino Neighborhood Council

**FROM:** Residents and Homeowners of Genesta Avenue, Encino, California

### Background

We, the undersigned residents and homeowners of Genesta Avenue in Encino, California, hereby formally object to the Special Events Permit authorizing a weekly street closure of our block for the operation of a commercial food market with over 50 vendors and live music, scheduled to begin **Thursday, February 26, 2026**.

The market organizer's promotional materials advertise "over 50 vendors and live music" operating from 5:00 p.m. to 10:00 p.m. every Thursday evening. However, "No Parking" signs posted on our street indicate a restriction from **11:00 a.m. to midnight** — a 13-hour weekly closure window encompassing six hours of setup, five hours of market operation, and two hours of teardown.

Encino Park West, a 65-unit residential condominium at 4949 Genesta Avenue, sits directly on the proposed closure route. **Our building's sole vehicular entrance and exit opens onto Genesta Avenue. There is no secondary driveway, no rear access, and no alternative route in or out of the property.** Every resident, visitor, delivery driver, and emergency vehicle serving these 65 households must use this street.

**None of the 65 homeowners at Encino Park West received any prior notice, outreach, or opportunity to comment on this permit before it was granted.** We learned of the market only when "No Parking" signs appeared on our street less than two weeks before the scheduled launch.

### Procedural Violations Under LAMC Section 41.20

This permit was issued in violation of the mandatory notification and evaluation procedures required under Los Angeles Municipal Code Sections 41.20 and 41.20.1:

- 1. Failure to Notify the Encino Neighborhood Council.** LAMC Section 41.20(b) requires the Bureau of Street Services to immediately notify the appropriate Neighborhood Council whenever a Special Event Permit application is submitted. The Encino Neighborhood Council has confirmed it was never notified. A review of ENC General Board meeting minutes from September 24, 2025 through January 28, 2026 — four consecutive meetings spanning five months — shows that no committee chair, no CD4 representative, no city department liaison, and no member of the public ever raised the subject of a food market permit application for Genesta Avenue.
- 2. Failure to Notify Council District 4.** LAMC Section 41.20(b) requires BSS to immediately notify the respective Council office and provide a copy of the permit application for review and comment. Councilmember Raman's office has been contacted and is investigating whether proper notification was provided.
- 3. No Community Input Was Considered.** LAMC Section 41.20(e) requires BSS to evaluate each permit application based on its impact on residential access, anticipated noise levels in residential areas, input from Neighborhood Councils, and the results of petitions circulated in impacted residential areas. None of these inputs existed because no residents were aware of the application. The evaluation process mandated by the LAMC could not have been properly conducted.

## Fire Safety Non-Compliance

Genesta Avenue is approximately 700 feet long and 45 feet wide. The Los Angeles Fire Department requires a minimum 20-foot-wide unobstructed fire lane for emergency vehicle access through any street event.

With 50 vendor booths arranged on both sides of the street at standard depth (10-foot booth plus 4 feet of rear workspace = 14 feet per side), the two booth rows consume 28 feet of the 45-foot width. This leaves a center aisle of only **17 feet — three feet short of the LAFD minimum fire lane requirement**. The market as advertised is physically impossible under current fire safety regulations.

A fire engine is approximately 8.5 feet wide with mirrors. A 17-foot lane — with hundreds of pedestrians browsing on both sides — provides no realistic emergency access.

## Entrapment of 65 Residential Households

During the 13-hour closure window every Thursday from 11:00 a.m. to midnight:

4. No resident can drive home without navigating through vendor vehicles, booth structures, a stage setup, and market-goers — assuming the driveway is even physically accessible.
5. No resident can leave the building by car for work, errands, childcare, or medical appointments without the same obstruction.
6. No delivery vehicle — packages, groceries, food delivery, moving trucks — can access the building.
7. No emergency vehicle — fire truck, ambulance, or police car — can reach the building's entrance with any reasonable response time. The building houses seniors, families with children, and individuals with medical conditions who may require emergency services.
8. No resident or guest can park on their own street. The 13-hour no-parking restriction eliminates all street parking on the entire block every Thursday.

## Additional Concerns

9. **Excessive Duration.** The 13-hour closure is more than double the operating window of every comparable food market in the area. The Encino Farmers Market (ONEgeneration, Victory Blvd), Studio City, Tarzana, Hollywood, and Santa Monica markets all operate for approximately 5 hours with no street closures of this magnitude.
10. **Noise Violations.** Live amplified music operating until 10:00 p.m. with teardown continuing to midnight violates the residential character of the neighborhood. LAMC Section 41.18.1 restricts amplified sound in residential zones after 9:00 p.m.
11. **Unaccounted Parking Burden.** Fifty-plus vendor vehicles and an estimated 200–600 visitor vehicles would flood surrounding residential streets every Thursday evening. No parking plan, traffic management strategy, or agreement with any parking facility has been disclosed. The existing Encino Farmers Market on Victory Boulevard uses a dedicated parking lot with no street closure and no residential displacement.
12. **Operator Transparency.** The market organizer has not identified themselves to affected residents, has not disclosed their organizational status or CDFA Certified Farmers Market certificate, and has not communicated with the Encino Park West HOA despite it being the single largest stakeholder on the affected block.
13. **Sanitation and Property Impacts.** A weekly 50-vendor food market will generate significant waste, litter, grease, and potential pest issues in a residential area. Residents should not bear the burden of commercial food service sanitation impacts on a recurring weekly basis.
14. **Property Values.** Converting a residential block into a weekly commercial venue with amplified live entertainment can reasonably be expected to negatively impact property values for the 65 homes on this block.

## Relief Requested

We, the undersigned, respectfully request:

- (a) Immediate suspension of the Special Events Permit and delay of the February 26, 2026 launch, pursuant to the Director of BSS's authority under LAMC Section 41.20(a);
- (b) Formal notification to the Encino Neighborhood Council as required by LAMC Section 41.20(b), with a meaningful opportunity to review the application through its committee and board process;
- (c) A community meeting between the market organizer, affected residents, the HOA, and CD4 before any operations commence;
- (d) LAFD review and approval of a fire safety plan demonstrating compliance with the 20-foot fire lane requirement given the advertised 50+ vendor count and live music stage;
- (e) LADOT completion of a traffic impact assessment addressing building access, detour routes, parking displacement, and emergency response for the 65-unit residential property at 4949 Genesta Avenue;
- (f) Disclosure by the organizer of their identity, organizational status, CDFA Certified Farmers Market certificate, a detailed site plan, and a parking and traffic management plan;
- (g) That no recurring commercial event permits be issued for this residential block without full compliance with LAMC notification requirements and meaningful engagement with affected residents.

*We are not categorically opposed to a food market in our neighborhood. The existing Encino Farmers Market on Victory Boulevard, operated by ONEgeneration, is a valued community resource. What we oppose is the placement of a 50-vendor commercial operation with live music on a narrow residential street directly in front of our building — without notice, without consultation, and in apparent violation of both notification requirements and fire safety regulations.*

**SIGNATURES OF GENESTA AVENUE RESIDENTS AND HOMEOWNERS**

*By signing below, I confirm that I am a resident or property owner on Genesta Avenue in Encino, California, and I oppose the issuance of a recurring Special Events Permit for a weekly commercial food market with 50+ vendors and live music on our residential block, and I support the relief requested above.*

#	Name (Print)	Unit / Address	Signature	Date
---	--------------	----------------	-----------	------



Representing Encino Residents with a Positive Approach to Issues  
of Zoning/Development, Traffic, Public Safety and Quality of Life

#### Officers

Rob Glushon, President  
Laurie Kelson, Vice-President  
Ryan Levey, Treasurer  
Kristin Glushon, Secretary

#### Board of Directors

John Arnstein  
Mitchell Bloom  
Leslie Elkan  
Daniel Freedman  
Courtney Kearns  
Ryan Levey  
Matthew May  
Victoria Miller  
Richard Mirisch  
Roy Nwaiser  
Diane Rosen  
Dr. Gabriella Sherman  
Patti Jo Wolfson

### **VIA EMAIL – URGENT ACTION REQUESTED**

February 18, 2024

Mayor Karen Bass  
Councilmember Nithya Raman

Re: Revocation of Special Event (Food Trucks) Street Closure  
Permit on Genesta Avenue

Dear Mayor Bass and Councilmember Raman:

This letter demands the revocation of the Special Event (Food Trucks) Permit for the closure of Genesta Avenue north of Ventura Boulevard every Thursday 5:00-11:00pm starting **February 26, 2026** based on the following failures to comply with *Los Angeles Municipal Code Sections 41.20* and related City rules and regulations:

1. The Encino Neighborhood Council, a certified neighborhood council of the City was not provided any prior notification as required by LAMC Section 41.20(b);
2. There was no notification (required “flyer”) to all residents and businesses within a two block perimeter of the proposed closure. Notification was required to be completed at least 10 days prior to February 26, 2026 pursuant to LAMC Section 41.20(b);
3. Pursuant to the City’s “STREET CLOSURE PROVISIONS AND APPLICATION PROCEDURES”, because of the strong opposition from impacted residents, this Permit should be revoked and sent to the Board of Public Works for final decision.

4. The Permit does not meet the legally required criteria for a Street Closure – Special Event as follows:
  - A. There would be significant harmful Impacts of the proposed closure on **residents**, occupants or businesspersons of the block.
  - B. There would be significant impacts of the proposed closure on the accessibility of emergency vehicles into the closure area.
  - C. There would be significant impact of the proposed closure on vehicular traffic such as circulation, traffic movement and availability of alternate routes for traffic.
  - D. There would be potential interference with commercial and business activities in the immediate vicinity.
  - E. Conditions existing within the surrounding area that, when occurring in conjunction with a street closure, would likely create a hardship or an unnecessary inconvenience to the general public or persons residing in the area.
  - F. The Applicant does not own, lease or rent property on the proposed block to be closed.
  
5. The subject Permit is not for a Non-Profit Farmers Market but rather a “For Profit” business that does not justify the closure of a public street that provides vital access to and from Ventura Boulevard and serves as access for Encino Elementary School, Encino Park and hundreds of neighborhood residents.

For all of the reasons set forth above, **in particular the failure to comply with the notification requirements of LAMC 41.20(b)**, the Bureau of Street Services erred in the issuance of the subject Street Closure Special Event Permit and the Permit should be revoked and the application forwarded to the Board of Public Works for further review.

Respectfully,



Rob Glushon, President

**From:** Alan Duke [REDACTED]

**Sent:** Wednesday, February 18, 2026 3:08 PM

**To:** Vahid Khorsand <vahid.khorsand@lacity.org>; Denton Cohen <denton.cohen@lacity.org>; walter.king@lacity.org <walter.king@lacity.org>; Rob Glushon <rglushon@lunaglushon.com>; Roy Nwaiser <roy-enc@outlook.com>; Temo.llanes@lacity.org <temo.llanes@lacity.org>

**Cc:** [REDACTED]

**Subject:** New Revelation: ZERO residents/businesses approved of Genesta Food Market plan

Please review this new information based on my investigation of the "petition" to support the food market permit:

### **The Organizer's Claim**

Denton Cohen, a field representative for Councilmember Nithya Raman (CD4), informed our HOA that the market organizer purportedly met the petition requirement for the Special Events Permit by obtaining signatures from "more than 50% of the other buildings on Genesta." Mr. Cohen further acknowledged that "there is a requirement to inform all affected residents of the proposal, which may not have been carried out appropriately."

### **What I Found**

To verify this claim, I personally visited every building on the affected block of Genesta Avenue between Ventura Boulevard and Addison Avenue. There are exactly three commercial buildings in addition to Encino Park West. I spoke with the responsible party at each one. The results are unambiguous: **not a single building on this block signed, approved, or consented to this market.**

#### **SoCal Hyperbaric Oxygen Center** (corner of Ventura Blvd and Genesta Ave)

The manager confirmed that an individual visited in December 2025 and told her a "small farmers market" was coming to the street. She was never asked to sign anything. No petition was presented. No consent was given.

*Contact:* [REDACTED]

#### **ZVK Bespoke** (Genesta Ave)

Zara, the proprietor, confirmed she was similarly told only that a "small farmers market" was coming. She was not asked to sign anything. When I showed her the organizer's promotional video advertising a large-scale commercial food market with 50+ vendors and live music, she was shocked and said that bore no resemblance to what she was told.

*Contact:* [REDACTED]

#### **Warner Food Management Company / Jack in the Box Corporate Office** (Genesta Ave)

Paul Renyer, the office manager, confirmed he was approached and **explicitly refused to sign** because a weekly street closure would directly interfere with his business. He stated that if his name or his company's name appears on any petition filed with the City, it would constitute a forgery.

*Contact:* [REDACTED]



## Update - Street Closure Permit

---

**From** J Anderson <jonathan.anderson@lacity.org>

**Date** Fri 2/20/2026 4:32 PM

**To** [REDACTED] Roy Nwaiser <roy-enc@outlook.com>; Rob Glushon <rglushon@lunaglushon.com>

**Cc** To: Vahid Khorsand <vahid.khorsand@lacity.org>; Temo.llanes@lacity.org <temo.llanes@lacity.org>; Walker King <walker.king@lacity.org>; Denton Cohen <denton.cohen@lacity.org>

Good afternoon everyone,

Thank you again for your patience throughout this process.

After discussions between the market operator, the Mayor's Office, and CD4 - facilitated by staff from the Bureau of Street Services - it has been determined that the market will not be moving forward.

While our office does not have final authority over permits issued by the Bureau of Street Services, we do believe that we have a responsibility to serve as a bridge between the community and applicants seeking similar permits. In this instance, we did not meet that responsibility, and I sincerely apologize for that.

We have begun reviewing and strengthening our internal processes and will continue working to ensure greater diligence and transparency moving forward.

Thank you for your engagement and continued partnership.

With gratitude,

**J Anderson** (he/him)

District Director  
213-573-3226



**Connect With Us:**

- Sign Up For Our Newsletter [Here](#).
- Follow Us On [Twitter](#), [Instagram](#), [Facebook](#), & [TikTok](#)!

\*\*\*\*\*

DISCLOSURE: All emails sent to or from this account are subject to the California Public Records Act and may be released upon request.

---

## Important Encino Community Updates!

---

From: Encino Property Owners Association <info@encinopoa.com>  
Sent: Sunday, February 22, 2026 9:39 AM  
To: Roy Nwaiser <president@encinonc.org>

[View this email in your browser](#)



---

February 22, 2026

# **IMPORTANT ENCINO COMMUNITY UPDATES**

- EPOA Fights Genesta Avenue Street Closure for Food Trucks
  - Encino Hills Traffic Mitigation Plan and Turn Restrictions
  - EPOA Community Meeting on Crime with LAPD Chief Jim McDonnell
- 

**EPOA Fights to Protect Genesta Avenue  
Residents from Street Closures for  
Food Trucks!**



When the 65 condominium owners of Encino Park West on Genesta Avenue (north of Ventura Blvd) woke up last week to see posted signage **NO PARKING THURSDAYS 10:00AM to 10:00PM**, their **HOA President Alan Duke** discovered that the City had issued a Permit to close their residential street for Food Trucks organized by a private "for profit" business.

The City had issued the Permit **without notice** to **Genesta Avenue residents** - **without notice** to the **Encino Neighborhood Council** - and **without notice** to the **Encino Business Improvement District** all such notifications required by law!

**HOA President Duke** reached out to **Neighborhood Council President Roy Nwaiser** and **EPOA President Rob Glushon** for help.

Based on *Los Angeles Municipal Code Section 41.20* - which requires prior written notice to the community - the 17-member **EPOA Board** immediately authorized a letter to City officials demanding that

they **REVOKE** the Permit pending proper notice, outreach and review.

**Rob, Roy and HOA President Duke** reached out to **Mayor Bass and Deputy Mayor Vahid Khoursand** for help after Councilwoman Raman's staff initially said there was nothing they could do.

**On Friday, the City revoked the Street Closure Special Event Permit.**

**EPOA** received an email from Councilwoman Raman's District Director which states in part:

*"we do believe that we have a responsibility to serve as a bridge between the community and applicants seeking similar permits. In this instance, we did not meet that responsibility, and I sincerely apologize for that."*

**HOA President Duke** expressed thanks to **EPOA** for strongly responding to the condominium unit owners request for help:

*"We plan to actively support the EPOA in any way you need us... I can testify to your effectiveness in making sure Encino is respected"*

**This is a classic example of how we can fight City Hall and win! Especially when EPOA and Neighborhood Council leaders stand together.**