

July 6, 2020

Los Angeles City Planning Department
Valley District Office
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401

**RE: Case Number CPC-2018-3286-VZC-SPE-ELD-SPP-SPR
ParkPointe Encino – 17017 – 17031 W. Ventura Blvd, 4929 N. Genesta Ave, and
5018 N Amestoy Ave, Encino, CA 91316 (the “Project”)**

To the Los Angeles City Planning Department:

The Encino Park West Homeowners Association located at 4949 Genesta Avenue supports the Project, a proposed mixed-use development consisting of a 5-story senior living facility and a 3-story medical office building in Encino. Our association represents the residents and immediate neighbors of the proposed Project which is planned to be located at 17017 – 17031 W. Ventura Blvd, 4929 N. Genesta Ave, and 5018 N Amestoy Ave, Encino, CA 91316 (the “Project”). We support the project as being an appropriate use for the site and a well thought out plan.

The project not only adds well-designed senior housing in Encino but does it on an underutilized surface parking lot. The proposed uses have been designed to fit in with the existing surrounding businesses and residences. We met several times with the property owner and shared our comments during that time, and our issues were addressed and incorporated in their current plans including increased landscaping and privacy screening on the north facing terraces. We are pleased with the incorporation of our suggestions for improvement and acknowledge the significant investment that is being made in our neighborhood and for Encino as a whole.

As people live longer, the need for supportive housing for local seniors is real. We like this plan because it will provide senior housing tailored to the individual’s needs from those who require some assistance to those who need a substantial amount of care. The addition of medical offices is a complimentary use that will benefit the senior living facility residents and the greater Encino community by providing conveniently located medical care particularly during these challenging times. Such a project will address the needs of our Encino community, creating an opportunity for older residents to age in place.

We strongly support the Project, which we feel will be an important reinvestment in the Ventura Boulevard commercial corridor and our community and provide a needed housing option for seniors including assisted living and memory care. We look forward to our continued dialogue and cooperation with the property owner and his team during the entitlement and construction process.

Thank you for your consideration.

Sincerely,

David Kenner, President