



Homeowners of Encino

Est. 1983

Fighting to Keep the American Dream of Safe Communities and Homeownership Alive

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Email: homeownersofencino@yahoo.com

August 12, 2025

Los Angeles City Council

Planning and Land Use Committee

200 North Spring Street Room 272

Los Angeles, CA 90012

Re: LETTER OF SUPPORT / 16610-16618 West Ventura Boulevard Encino / Case No. CPC-2023-3134-DB-SPP-HCA

Hon Councilman Bob Blumenfield and Committee Members:

Homeowners of Encino is a Non-Profit formed in 1983. The purpose of our organization is to promote and safeguard the civic welfare, enjoyment and comfort of its members; to promote and safeguard the beauty, property values, and residential character of the community; to review projects for architectural and aesthetic standards and environmental integrity.

At a meeting on May 22, 2025, the Los Angeles Planning Commission took the action and approved the proposed project for a new 45,960 square foot mixed use development comprised of 45 residential units, eight of which are to be reserved for Very Low-Income households. The building will be 62 feet in height and 5 stories, and 3,400 square feet of commercial will be located on the first floor fronting Ventura Boulevard. The project will provide 63 off street parking spaces in a below grade parking garage.

Homeowners of Encino reviewed the architects' plans and the City of Los Angeles's Letter of Determination and voted to support this project as approved.

On July 16, 2025, Robert Glushion on behalf of Encino Property Owners Association (EPOA) filed an Appeal of the Planning Commission's Decision, noting the City Planning Commission erred and abused its discretion. Home has read the Appeal in its entirety and opposes the findings in EPOA Appeal.

The proposed project took into serious consideration the existing site and all surrounding conditions and designed a project that will work well with the abutting and adjacent use once built. The architect provided a modern and streamline design with features that will bring a fresh new look to his area on the Ventura Boulevard. The commercial space is well planned to encourage pedestrian activity.

There has been no new apartment building built in this area for over a decade. The corridor is now looking worn and in need of revitalization. We welcome projects such as this to meet the needs of existing and future residents in Encino.

We ask that you deny the Appellants Appeal based on the above and other finding not in this letter.

Sincerely,

Athena Novak

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Homeowners of Encino

President

cc:

Councilmember Nithya Raman

Ms. Adrineh Melkonian / Los Angeles City Planning

Mr. Kelvin Tolbert / Chair of the Encino Neighborhood Council