**Comments Concerning the Mixed Use Project at 19336-19360 Ventura**

**Note from Erica Meadows**

As noted on the attached agenda, the "car wash" mixed use project at 19336-19360 Ventura will be on the August 20 Tarzana Neighborhood Council Land Use Committee agenda. Heather Waldstein of Rosenheim & Associates, Inc. (who represents the owner/developer) emailed me about talking about an update they plan to present at the Neighborhood Council Land Use Committee meeting. I just called her and we talked for about one hour.  I am extremely disappointed as she tried to spin is though they “heard” our concerns and wanted to make changes and addressed them – but if you read between the lines, they made only one real change and it is to benefit the builder – making things worse for the homeowners.

So the attached is a report on the conversation and where we are at. **I CAN’T STRESS ENOUGH HOW IIMPERATIVE IT IS THAT EVERY HOMEOWNER AND EVERY NEIGHBOR ATTEND THE NC MEETING WHEN THEY MAKE THEIR PRESENTATION.**  It is truly strength in numbers as the NC is just the first step on their path to approvals.  And again, I stress we need to hear them out and be respectful, and be very appropriate with our concerns and in communicating them. Here is a summary of our conversation:

1)    Instead of **reducing** the height per our requests, they **increased** it by 2’

2)    They made no changes to the massive 3,500 sq. ft. rooftop element

3)    They are still requesting to change the landscape buffer from the required 10’ to 5’

4)    They have added a landscape element on Aura to “deter” the commercial property guests from entering on Aura – when our concerns are about the 100’s of cars for the apartment units and their guests and want them to enter and exit only from Ventura; leaving Aura for commercial guests/tenants.

5)    They have not provided/conducted additional traffic studies.

6)    They are not providing a traffic light at the far west side of the development.

7)    They are not limiting the number of people that can live in either the low-income or regular apartments.

8)    They have not provided any environmental studies yet about the mitigation of the f former gas station/removing tanks, etc.

Note from Heather Waldstein

Over the last four months our team has been working to address the comments and concerns we heard at the Town Hall Meeting as well as the Tarzana Property Owners Association meeting. As a result we have revised our project plans and would like to present them to the Neighborhood Council Land Use Committee on August 20th, 2018, which I believe to be the next Land Use Committee meeting (3rd Monday of the Month).  We’ve also been working with DOT in regards to the revised access to the project.  We’ve asked DOT to be available to attend the Land Use Committee meeting in regards to our project.