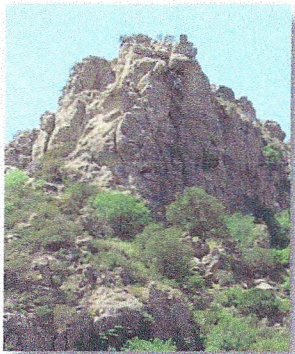


West Hills Neighborhood Council



August 6, 2012

Councilman Mitchell Englander
Twelfth Council District
City of Los Angeles
200 North Spring Street
City Hall, Room 405
Los Angeles, California 90012



First in the Valley

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Re: Approval of Agenda Item #12-0010
23200 Sherman Way, West Hills, California 91307

Los Angeles City Planning Department
Case No. ZA 2012-1146(ELD)(SPR)

Dear Councilman Englander:

On August 1, 2012 at a regularly scheduled meeting of the West Hills Neighborhood Council, the matter of discussion and possible action regarding the proposed multi building Elder Care Facility comprised of 310 Senior Independent and Assisted Living Care rooms set forth in an application from Michael Harris and David Spiegel regarding the property located at 23200 Sherman Way, West Hills, California 91307, came before the Council as Agenda Item# 12-0010.

This matter was first presented to our Council's Zoning and Planning Committee in early 2012. The committee thereafter held several meetings with the developer and the surrounding community. The matter was further considered by the entire Council in a regularly scheduled noticed meeting open to the public held on August 1, 2012 meeting.

Following a presentation of the matter by representatives of the development, the Council's Zoning and Planning Committee, discussion by the Council, review of supporting documentation and consideration of comments from stakeholders, the West Hills Neighborhood Council voted to approve the proposed project with a vote of 19 ayes and 2 nays subject

to the below listed recommended conditions.

Although the West Hills Neighborhood Council is in support of the Elder Care Facility, we respectfully request that the project be modified as to be in more conformance with the Community Plan which provides an occupied use of lower density. In its current design, the height bulk and overall size and scope of this project are not compatible with the existing neighborhood.

1. The Council approval is contingent upon the developer's construction of a 10,000 sq ft Community Center to be used by the public for various civic and community activities on adjacent property and both managed and maintained by the developer. This condition is of prime importance as the developer appeared to secure community approval of the present application based upon representation of the construction of a Community Center although such center is not part of the pending application.
2. That the Senior Housing be set back from Sherman Way to allow one row of parking on the north side of building and a berm be constructed to conceal such parking topped by fast growing Evergreen type trees in lieu of Crepe Myrtle style trees.
3. That the Senior Housing structure be lowered ten feet below grade to allow for subterranean parking and a maximum height of 35 feet above grade.
4. That all three buildings, on all sides, maintain the exterior design of "Mission Style" to better fit in and esthetically match the existing Historical Chateau structure more in the character of the mission style design similar to that used at Pierce College.
5. That the integrity of the grounds immediately around the

Councilman Mitchell Englander

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Chateau structure be maintained in their current condition and style.

6. That Woodlake Ave. be extended on property only as a Cul-de-Sac style and not as a dead end design at the southern property line and to maintain the existing trees at the southern end of Woodlake adjacent to the flood control channel.
7. That the entire property be lined with fast growing Evergreen style trees in a minimum of 36" boxes to soften the line of sight for surrounding neighbors.
8. That the two neighboring properties at the west end of Vose St., on the east side of subject property be provided with shutters or window coverings per their choice on the west side of their homes to soften their visual impact of the adjacent development
9. That the Assisted living Facility be limited to 100 beds and the Senior Living Facility have a maximum of 120 beds.
10. That Woodlake be improved at Vose, ONLY to a Fire Department approved Hammerhead.
11. That a full CEQUA study be undertaken for all four (4) parcels as recommended by the Los Angeles City Office of Historic Resources.
12. That the trees planted on the development be Brisbane Box trees.
13. That the project be Leadership in Energy & Environmental Design (LEED) certified
14. That the project comply with the Los Angeles City's Low

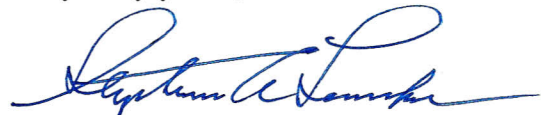
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Impact Development (LID) ordinance.

15. That there be a Historical Preservation Officer at any planning department hearing on the project.
16. That there be an archeological review of the whole project.
17. That the project have passive solar as well as solar panels in or on the roof tiles if possible, not in direct line of site for neighbors.
18. That there be a methane gas detection system placed on the developed property.
19. That there be soil studies on all developed parcels in the project.
20. That all historical buildings on the 4 parcels including the one listed in the present project application be preserved and maintained.

Should you have any further questions regarding the aforementioned and approval of the Elder Care Facility, please do not hesitate to call or write at your earliest convenience.

Very truly yours,



STEPHEN A. LENSKE
President/Co-Chair
West Hills Neighborhood Council

SAL: mlr

cc: Phyllis Winger, Chief Planning & Land Use Deputy
12th Council District
cc: Los Angeles City Planning Department
cc: West Hills Neighborhood Council Board Members