



MITCHELL ENGLANDER
LOS ANGELES CITY COUNCILMEMBER, TWELFTH DISTRICT

July 3, 2013

Michael Harris and David Spiegel
22801 Ventura Boulevard, Suite 111
Woodland Hills, CA 91364

RE: Case No. ZA 2012-1146(ELD)(SPR)
23200 Sherman Way, West Hills

Dear Mr. Harris and Mr. Spiegel:

Michael & David -

I recently met with representatives from the West Hills Neighborhood Council (WHNC) and subsequently received a letter summarizing their position on the eldercare project proposed for the property at 23200 Sherman Way.

As you are aware, the WHNC has spent considerable time reviewing this proposal and made many recommendations on ways that the project could be modified to be more compatible with the surrounding neighborhood. Their recent letter identifies the following unresolved issues:

1. A Community Center should be reintroduced to the project. Rather than construct an entirely new building on a separate parcel, the suggestion is that the size of the proposed recreation room in the Independent Living building be increased approximately twofold to accommodate the larger community's needs. The Community Center should also include amenities such as restrooms and kitchen facilities, and have movable walls to provide flexibility for the meeting space.
2. All buildings should be limited to a maximum height of 35 feet, including air conditioning units and architectural features.
3. The grounds surrounding the historic Canoga Mission Gallery on Lot 134 should be improved as a park-like area with public amenities, including lawns, gardens, benches, walkways and other features, while preserving the historic elements that exist on the parcel.

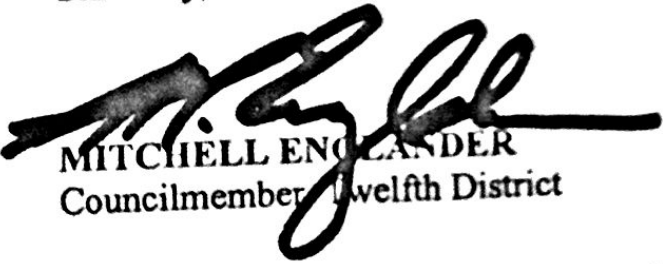
4. The building profiles should be designed in the Mission Style and further articulated to avoid a monolithic appearance. There is recognition that constructing completely separate buildings may be impractical and inconvenient, mainly for the residents of the building. However, the architecture can be further refined to give the appearance of individual buildings.

I recognize that some of these requests may be extreme and cost prohibitive, and that their incorporation may compromise the feasibility of the project. However, the modification of the project to include these conditions will significantly improve the project, making it much more compatible with the surrounding community.

The WHNC has had numerous hearings and discussions with their stakeholders on this project, and they have shared with me that they would support the project with these modifications. Therefore, I strongly urge you to consider their recommendations.

As the appeal will be heard before the South Valley Area Planning Commission on August 22, I look forward to your timely response.

Sincerely,



MITCHELL ENGLANDER
Councilmember, Twelfth District

cc: West Hills Neighborhood Council