

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

**To Owners:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**  Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

**Hearing By:** Associate Zoning Administrator  
**Date:** Tuesday, August 7, 2012  
**Time:** 10:30 A.M.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**Staff Contact:** Sarah Hounsell  
**Phone No.:** (818) 374-9909

**Case No.:** ZA 2012-1146(ELD)(SPR)  
**CEQA No.:** ENV-2012-1147-MND  
**Incidental Cases:** None  
**Related Cases:** AA-2012-948-PMEX  
**Council No.:** 3  
**Plan Area:** Canoga Park-Winnetka-  
Woodland Hills-West Hills  
**Specific Plan:** None  
**Certified NC:** West Hills  
**GPLU:** Low Medium I Residential,  
Low Residential, and Very  
Low Residential  
**Zone:** A1-1  
**Applicant:** Sherman Way-West Hills  
Partners, LLC; Michael  
Harris  
**Representative:** EZ Permits, LLC, Sean  
Nguyen

**PROJECT LOCATION:** 23200 West Sherman Way

**PROPOSED PROJECT:** The proposed project involves the construction, use and maintenance of an Eldercare Facility comprised of two buildings bisected by the unimproved Woodlake Avenue:

- a four-story, 44.5-foot high, approximately 108,866 square-foot building with 200-units (will include 184 one-bedroom units and 16 two-bedroom units) for Senior Independent Living (parcels A & B) on a 2.52 acre site west of Woodlake Avenue. Proposed ancillary facilities include a recreation room, fitness room, library, computer room, an open courtyard, and a pool including a total of 28,611 square feet of common and private open space, and 224 on-site parking spaces.

- a three-story, 35.5-foot high, approximately 78,408 square-foot building with up to 110 guest rooms (providing a maximum of 110 occupied beds) for Assisted Living Care (parcel C) on a 1.94 acre site east of Woodlake Avenue. Proposed ancillary facilities include a fitness center, game rooms, media rooms, library, an open courtyard, outdoor covered dining patio, and dining room including a total of 21,190 square feet of common and private open space, and 97 on-site parking spaces.

The project site is zoned A1-1 and is currently vacant. The proposed eldercare facility will provide independent and assisted residential living space for senior citizens, and will be non-institutional in nature.

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code Section 14.3.1-B, an Eldercare Unified Permit to allow a 310-unit Senior Independent/Assisted Living Care Facility, and to allow reductions in yard setbacks as follows: zero-foot front yard for parcels A, B & C, 6-foot side yard for parcels A & B, and a 15-foot rear yard for parcels A & B, all in lieu of the 25 feet required for all yards in the A1-1 Zone.
2. Pursuant to Los Angeles Municipal Code Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (attention: SARAH HOUNSELL) or e-mailed to [sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org).

**REVIEW OF FILE:** The complete file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday and Wednesdays from 9:00 a.m. to 4:30 p.m. Please call Sarah Hounsell at (818) 374-9909 in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349\***