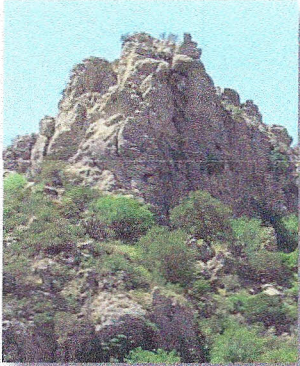


# West Hills Neighborhood Council



September 26, 2012

Councilmember 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*

P.O. Box 4670  
West Hills, CA  
91308-4670

mail@westhillsnc.org  
www.westhillsnc.org

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

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

Dear Councilmember Englander:

On September 20, 2012, at regularly noticed "special meeting" of the West Hills Neighborhood Council ("WHNC"), the matter of discussion and possible action regarding the reconsideration of the WHNC's earlier approval on August 1, 2012, of 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, CA 91307, came before the Council once again as Agenda Item #12-0010.

Following a presentation of the matter by representatives of the WHNC's Zoning & Planning Committee and Environment and Public Safety Committee, consideration of comments from the stakeholders and earlier information provided at meetings with the developers, the WHNC voted to withdraw its prior approval of the project as set forth in its letter to you dated August 6, 2012, and conditionally approve such project on restated terms, conditions and for reasons set forth in more detail below.

The Council's withdrawal of its prior approval of the subject matter and reconsideration of this particular elder care project arose as a result of several factors. First, the Council had inadequate time to fully consider all ramifications of the project, the MND together with taking appropriate comment on the project from the community, which was quite concerned about potential future rezoning for non-restricted use apartments amount other points, review of staff reports and consult with experts in the field. Second, it appeared that the project had been fast-tracked and was to be brought before the Zoning Administrator sooner than normally expected. Third, the extent of the project design, its mass and the community impact of the project on the local community had not been fully assessed at the time of the earlier approval, necessitating a greater amount of community input, a need to preserve the historical site, effect on community quality of life, investigation into the nature of the elder care facility and the limited number of senior services offered by the project and the regulations governing such development along with a more thorough review of the design and projected use of the facility under the 1999 Community Plan, to name only a few of the reasons supporting the WHNC's reconsideration of its action taken earlier.

While the West Hills Neighborhood Council is not opposed to an elder care project in concept, the Council is of the opinion that some compromise is required in regards to design, size and density of any project which meets all applicable codes. The Council is also concerned with the quality of life issues related to the impact on the neighbors to the project as well as the community as whole, considering the magnitude of this project in a basically residential area.

Based upon the aforementioned reasons and following extensive discussion and additional considerations by the Council and its committees, the West Hills Neighborhood Council unanimously approved the following resolution regarding the elder care project:

1. Whereas the West Hills Neighborhood Council is an advisory body to the City of Los Angeles;
2. Whereas the Elder Care Ordinance application sets forth

the following requirements for approval of an elder care facility unified permit:

- a. That the project's location, size, height, operations and other significant features shall be compatible with and shall not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
  - b. That the project shall provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.
  - c. That the project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.
  - d. That the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.
  - e. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and with any applicable specific plan.
3. Whereas the parcel at 23200 Sherman Way is zoned per the Mitigated Negative Declaration (MND) as A1-1 in which the Maximum Density / Intensity allowed by Zoning is one unit allowable;
  4. Whereas the General Plan Use for the area of this project is Low Medium 1, Residential, Low Residential, Very Low Residential; the Maximum Density / Intensity allowed by

Plan Designation per MND is 56 units; and a limited density bonus may be allowed;

5. Whereas the size, height and density, of the proposed assisted living facility and the independent care facility are not compatible with the surrounding community of single family residences to the east and to the south of the project;
6. Whereas the Elder Care Ordinance require setbacks of 25 feet in an A1- 1 zone;
7. Whereas the parking under the Elder Care Ordinance for assisted living facilities is 1 space per unit but the parking under the Elder Care Ordinance for Independent Living Facilities is 1 space per unit; and the parking can be reduced under the Elder Care Ordinance if any of the residents are designated disabled and unable to drive, or if they have Alzheimer's Disease or Dementia.

Therefore, the West Hills Neighborhood Council respectfully requests that the Zoning Administrator:

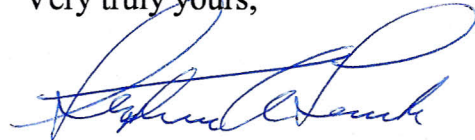
1. Require the applicant to comply with all applicable codes under the Elder Care application in terms of setbacks, height, density, and parking in compliance with the requirements of the application: That the project provide for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood;
2. Require a full CEQA review of the complete parcel to determine the impact of the proposed senior living facilities, and the impact of a community center and parking that would be necessary for that community center's use, on Lot 18 which is the Historical – Cultural monument parcel;

3. Require preservation of the Lot 18 which includes the Historical Cultural Monument known as the "Canoga Mission Gallery" and the periphery which includes but is not limited to the fence posts, the fences, the lattice, the established trees, and the landscaping which has made this a "community center" for the residents of Canoga Park and West Hills for more than 36 years;
4. Require an easement on the new parcel on which the assisted living project is sited for any fences, trees, or other parts of the Historical Cultural Monument parcel that have been moved to that parcel by the lot line adjustment made on August 3, 2012;
5. Require that the project conform to the 1999 community plan in terms of "size, density, height" in keeping with the adjacent single family residences, and to comply with the recommendations of the MND;
6. Require setbacks of 25 feet per the Elder Care Ordinance in an A1-1 Zone;
7. Recommend the use of transitional height for buildings on the project and recommend that the applicant break up the mass in terms of the exterior walls;
8. Recommend that the applicant submit landscape plans that would incorporate lavish landscaping in a park-like setting to include evergreen trees of a mature nature in 36" boxes;
9. Recommend that both senior living 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.

Councilmember Mitchell Englander  
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Should you have any further questions regarding the  
aforementioned resolution of the West Hills Neighborhood Council  
regarding the proposed Elder Care Facilities, please do not hesitate to call  
or to write at your earliest convenience.

Very truly yours,



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

cc: Charles J. Rausch, Jr.  
Office of Zoning Administration  
cc: Phyllis Winger  
Chief Planning & Land Use Deputy  
12<sup>th</sup> Council District  
cc: Sarah Hounsell, Zoning Investigator  
Los Angeles Department of City Planning  
cc: West Hills Neighborhood Council Board Members