WINNETKA NEIGHBORHOOD COUNCIL
c/o Valley Village
20830 Sherman Way, Winnetka, CA 91306
www.winnetkanc.com

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August 9, 2011

Dennis P. Zine, City Councilman
200 N. Spring Street
Room 450
Los Angeles, CA 90012

Re: Case No: CPC-2011-382-SPP-CUB-CU-GB
CPC-2011-1051-DA
VTTM-69943 (Joint Hearing)
ENV-2007-3393-EIR

Dear Councilmember Zine:

On July 12, 2011, the Winnetka Neighborhood Council (WNC) approved (10-0 with 1 abstention – resolution WNC-2011-071211-04) to support the Village at Westfield Topanga project.

While this project is located in the Canoga Park and Woodland Hills NC boundaries it will have a direct impact on our neighborhood council. The Board understands that these types of developments span the boundaries of NCs in terms of economy, traffic and overall impact.

The WNC carefully considered this project. We recognize that the addition of more shopping outlets and stores will lead to an increase in traffic and congestion on our streets. However, we feel that Westfield and the City will take the necessary steps to mitigate the impact as much as possible. We encourage the City to include as many left hand turn lanes, and traffic mitigation techniques as it can not only in the immediate vicinity of the project but throughout the feeder streets to the location.

It is clear that we our City needs to develop as many economic opportunities as we can to provide new job opportunities to replace those lost as businesses close and manufacturing leaves our community. In addition, the Board understands that the increased economic opportunity will lead to an increased tax base – a resource our cash strapped City is in desperate need of.

The Board did not look at this project on for its economic value. We also looked at the overall design of the project. We found the open air environment to be a positive improvement to the current expanse of parking lots and asphalt. In addition, we were impressed with the setbacks that Westfield has committed to and their commitment to walking and off street bike paths.

Finally, Westfield has done a very good job at outreach to the community taking into account their feedback to adjust the project as its refined. We feel that this approach will ensure that all related NC's have a say in the process going forward to help develop the best project we can obtain for our community.

We look forward to working with Westfield and would like it known that we support this project.

Sincerely,

Sincerely,

JJ Popowich
PLUM Committee Chair, WNC

Erick Lace
President, WNC

C: Elva Nuno-O'Donnell
City of Los Angeles, Department of City Planning
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Van Nuys, CA 91401