



**WINNETKA NEIGHBORHOOD
COUNCIL**

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



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February 12, 2013

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

Re: 20460 Sherman Way (**APCSV-2012-2487-ZC and ENV-2012-2488-EAF**)

Dear Councilmember Zine:

On February 12, 2013, the Winnetka Neighborhood Council (WNC) discussed the proposed development of the property located at 20460 Sherman Way, Winnetka.

The WNC passed resolution WNC-2013-021213-02 by a unanimous vote of 13-0 to deny our support for this project. The WNC has numerous concerns about the proposed development:

- The proposed project is a four story mixed use project with retail on the bottom level and senior housing on the top three stories. The surrounding community consists of single story houses, single story retail complexes and two story apartments and condominiums. This project would be taller than any building with several blocks of this location. The height would significantly change the character of the neighborhood.
- This particular property is an old gas station and fits the normal dimensions of an old 1950's style gas station. The PLUM Committee that reviewed this project could not adequately identify sufficient parking for the expected employees and the public. The developer's response to this concern was inadequate and equated to parking on the street. This location is a corner lot that already has no curb parking available.
- The Board is very concerned regarding the impact to the traffic flow along Mason and Sherman Way. Mason in particular is already a very congested street. Directly behind this property is an alley way. The alley is almost inaccessible by the community from Mason in the morning and evening hours due to the heavy traffic. The proposed development is designed with two ingress/egress locations (one on Mason and one on Sherman Way). We felt that this set up on a corner lot this small would cause additional back-ups along both streets.

- In addition the ingress/egress for the residential parking would be side by side with the ingress/egress for the adjoining property which is a small retail complex. The adjoining property already has a small drive way that makes it difficult to enter. Having both driveways in such close proximity will not only increase traffic backups but increase the potential for accidents. The Board inquired if there could be a setback for the residential access from Sherman Way. However the limited footprint of the property prohibits any set back.
- The Board also felt that this development had a relatively acceptable architectural design. However, the proposed design has minimal landscaping. The surrounding community has significant landscaping and setbacks that really help to beautify the community. This would be a stark change from similar properties.
- The Board was concerned about the impact on privacy to the single family homes behind this development. The Board suggested the developer tier the top floor or top two floors and limit balconies on the rear portion of the property and include higher windows. The developer was open to the balcony and window modifications but felt he could not afford to tier the top levels. This is a significant issue for nearby homeowners.

The WNC recognizes this property is an eye sore as it is currently referred to as the “great pit of Winnetka”. A previous developer excavated the property in preparation for a project that did not move forward. While the Board would really like to see something done with this property we simply feel this project is inappropriate for the area and will cause a significant detrimental impact to the surrounding area. We prefer to see a developer propose a more reasonable project for this location.

If you have any questions or concerns please feel free to contact me at 818-648-6219.

Sincerely,



JJ Popowich
Treasurer, PLUM Committee Chair
Winnetka NC

C: Mark Tavakoli, MDT Developers
LA City Planning Commission