



WINNETKA NEIGHBORHOOD COUNCIL

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



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July 23, 2013

Los Angeles City Planning Commission, South Valley
6262 Van Nuys Blvd.
Van Nuys, CA 91401

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

Dear Los Angeles City Planning Commission:

A February 12, 2013 letter from the Winnetka Neighborhood Council (WNC) PLUM Committee Chair JJ Popowich detailed the reasons why the WNC decided by a unanimous vote of 13-0 to deny support for the proposed development of the property located at 20460 Sherman Way, Winnetka.

At the July 9, 2013 WNC Board meeting, the proposed development was again discussed in regards to the recent petition efforts by area stakeholders to show disapproval with the proposal. The council also discussed the conflicting issue of ongoing recommendation and support for the proposal from other governmental agencies.

As president of the council, I want to express to the commission that the WNC is not an organization that regularly disapproves of developments of this nature. We have a history of encouraging well-planned proposals that will add value and beauty to the community without conflicting with the existing charm of our neighborhood. We also have a well-documented history of working with developers who are willing to seriously consider community concerns and input, and modify their proposals.

Unfortunately, this proposal is not one of those types of projects. It is simply too much building on not enough space. While we want to see the potential for added commerce in the community, this project could create an all too busy corner that could potentially push consumers away from the existing shops at this intersection rather than into them.

Ideally the WNC would like to see the developer return with a scaled down version of this project that is no more than three stories high. We feel a mixed-use property presents a problem due to the lack of parking and traffic issues. However a three story building with all parking below ground and a plan to mitigate traffic congestion may be more appropriate. Finally we would request a significant landscaping plan be developed.

We highly encourage the developer to bring this project back to us so that we can constructively work on an acceptable plan.

If you have any questions or concerns please feel free to contact me at 818-497-6464 or ELewis@WinnetkaNC.com.

Sincerely,

Eric Lewis
President
Winnetka NC

Enclosure

CC: LA City Councilman Bob Blumenfield
Mark Tavakoli, MDT Developers

Winnetka Neighborhood Council

WNC

**Celebrating Diversity with Unity
and Dedication to the Community**