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October 20, 2016

Planning and Land Use Management Committee  
c/o Ms. Sharon Dickinson  
City of Los Angeles  
200 North Spring Street, Room 395  
Los Angeles, California 90012

**Council File No. 16-1112, 23200 Sherman Way, Case No. VTT-73714-SL-1A**  
**Council File No. 16-1113, 7000 Woodlake Avenue, Case No. VTT-73814-SL-1A**

Hon. Chairperson Huizar and Committee Members:

Our organization strongly supports the Santa Monica Mountains Conservancy's (Conservancy) two appeals of the subject proposed projects at 23200 Sherman Way, and 7000 Woodlake Avenue, respectively. The subject Mitigated Negative Declaration (ENV-2015-4679-MND) is deficient in its analysis of the impacts that would result from the combined projects. Some form of public benefit should be required of a multi-lot residential project, adjacent to a major tributary of the Los Angeles River (Bell Creek) and that requires the requested Zoning Changes and a General Plan Amendment.

The Conservancy's proposed open space requirements, particularly the requirements that the open space be dedicated to a public agency, is reasonable given the size and scope of the subject projects' proposed 49-plus homes. The Conservancy requested ratio would provide approximately 11,000 square feet of parkland on a combined property of more than 200,000 square-feet. The proposed parkland would have public street parking as part of the proposed projects, and would be walking distance from the West Hills Medical Center complex to allow employees, patients, and visitors a place to seek respite.

We believe the Conservancy's recommended mitigation of public open space is proportional to the adverse impacts of the two proposed projects. The need for guaranteed permanent public access to new parkland and river frontage is an essential part of the community that is often ignored by developers. Open space that is left in the hands of a private homeowners association is neither permanent, nor welcoming to the rest of the community in the way that publicly-owned parkland is.

Please support the community and grant the Conservancy's appeals, in part, to require a total minimum of 10,000 square-feet of publicly-owned riverfront parkland. Thank you for your consideration.

Sincerely,



Tori Kjer  
Los Angeles Program Director  
The Trust for Public Land

CC: Mr. Shawn Kuk, Council District 14 staff  
Mr. Lynell Wahsington, Council District 8 staff  
Ms. Paloma Perez, Council District 9 staff  
Mr. Gerald Gubatan, Council District 1 staff  
Ms. Hannah Lee, Council District 12 staff