



July 16, 2026

To: Park Sherman LLC -18430 Sherman Way (APN 2125-002-016)
Re: CPC-2026-2880-DB-CDO-PR-VHCA
ENV-2026-2881-EAF
Cc: Matt Goulet, Rosenheim & Associates matt@raa-inc.com
Daniel Partiali, Park Sherman LLC Manager (dpartiali@gmail.com)
Philip Bazan, LA Dept of City Planning (phillip.bazan@lacity.org)
Heather Bleemers, LA Dept of City Planning (heather.bleemers@lacity.org)
Elizabeth Ene, CD3 Director of Planning and Economic Development
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Vahid Khorsand, Deputy Mayor of External Relations
(vahid.khorsand@lacity.org)

The Reseda Neighborhood Council (RNC) has been informed of the aforementioned planning applications submitted to the city of Los Angeles regarding potential future development of 18430 Sherman Way. Since this is a property in the Central Reseda Commercial District, and could be a springboard for future developments, this project needs to be right for the community and will set the tone for future development. With this in mind, the Planning and Land Use Management (PLUM) Committee of the RNC strongly suggests the considerations for changes to the plan as follows:

Function:

- Our biggest ask comes first. This should be an ownership project, meaning condominium/townhouse units that can be purchased, and create an opportunity for first time homebuyers to set down roots and start on the road to life success in Reseda. It should be a mixed use project with an HOA set up to use lease payments from the commercial space to minimize HOA payment burden on owners.
- Property is located in the Commercial Heart of Reseda on a corner lot, katty-corner from the soon to be re-imagined Reseda Theatre. It has significant consumer/pedestrian exposure along Sherman Way as well as Canby. Rather than lobbies/offices/working spaces, first floor frontage along Sherman Way and

Canby should be used as commercial spaces to provide restaurants, services and products not only to building residents but also general Reseda stakeholders. Parking for these commercial businesses could be onsite with a ground level garage, with resident parking on the second floor, and off-site parking in the public lot across Canby street. Viability of subterranean parking levels should be seriously explored and not simply fobbed off as “too expensive.” As a last resort, reduction of tenant parking should be explored.

- Parking for retail and/or restaurants could be accommodated by reducing available tenant spaces, reducing the size of two lobbies and co-working/office spaces. There is also a city owned parking lot directly across from the development.

Aesthetics:

- We would like to suggest opaque (versus clear) glass for balconies to maintain a clean appearance when tenants store items on balconies.
- The east façade is noticeably lacking aesthetic features that are present on the west façade and should match- especially since we know that the Bank of America trust land (Wells Fargo) cannot be developed for anything other than single story development. A mural or art feature on the east façade would greatly improve the aesthetics and beautify the community. If artwork is installed on this façade, a trust fund for maintenance should be established for as long as this façade is visible.
- We would propose that the pool/patio area may be located on the north side of the Sherman Way frontage instead of the current south side of the development. Frontage street flat design with balconies is so overdone currently in the city that this will set a precedent and condemn Reseda to being a community no different than any other in the city. Placing the pool/patio on the north side has a number of advantages.
 - i) It will create a pleasant visual when viewed from Sherman Way or Canby because of the greenery and setback.
 - ii) It has a better view...overlooking the main drag, the newly renovated theatre and residential neighbourhoods as opposed to industrial and manufacturing properties.
 - iii) It is also a better long term strategy since there is no guarantee the property abutting on the south doesn't develop into a multi-story somewhere down the road which would ruin any view or privacy a southern pool/patio has, and change it into a claustrophobic cave.

Safety:

- We are requesting that the developer install a speed bump at the exit of the driveway to prevent exiting vehicles from injuring pedestrians. We also request the installation of audio and visual alerts for pedestrians when cars are exiting the parking lot.
- We are concerned about a 5' set back versus 10' on front and side which would create pedestrian and cyclist density versus a more open approach with the standard setbacks. Additionally, the lack of a setback (versus standard 19') at the

south side of the property brings concerns about safety in the event of a fire or natural disaster like an earthquake. We would like the developer to consult with the LA Fire Department (LAFD) to ensure that this design not only adheres to local code enforcement but also does not prevent LAFD from having the proper space necessary to assist tenants and patrons if ever needed.

Other:

- While we appreciate the accommodation of a dog run for residents and their furry family members, it would be beneficial to incorporate some form of shade structure for the dog run to protect the animals in the strong Valley heat.

In summation, we are enthusiastic about this project and with the aforementioned requests taken into consideration, would like to further explore our support for this amazing development on the Sherman Way Corridor. Please direct all responses to PLUM@ResedaCouncil.org and cc: President@ResedaCouncil.org and VicePresident@ResedaCouncil.org. Thank you!

This Request for Action was passed in a meeting held in accordance with the Brown Act on July 16, 2026 with a vote of 4 Yes, 0 No, 0 Abstain, 0 Ineligible, 0 Recused, 1 Absent.