

Candy Rosales <candy.rosales@lacity.org>



CF 13-1056, Case ZA 2010-1694(ZAD) (SPR) Zoning Administrator's Determination

MESSAGE

Sharon Gin <sharon.gin@lacity.org>
To: Candy Rosales <candy.rosales@lacity.org>

Mon, Mar 19, 2012 at 9:57 AM

----- Forwarded message -----

From: <erecon@socal.rr.com>

Date: Mon, Mar 19, 2012 at 7:23 AM

Subject: Case ZA 2010-1694(ZAD) (SPR) Zoning Administrator's Determination

To: councilmember.englander@lacity.org, huizar@lacity.org, councilmember.zine@lacity.org, daniel.skolnick@lacity.org, sharon.gin@lacity.org

PLEASE PRINT OUT ATTACHED LETTER TO INCLUDE IN RECORD OF PLUM HEARING
3/20 ON THIS CASE.

March 16, 2012

To:

South Valley Area Planning Commission

City Planning Department

Los Angeles City Hall, Room 425

200 North Spring Street

Los Angeles, CA 90012

Reference: Case ZA 2010-1694(ZAD) (SPR) Zoning Administrator's Determination: Site
Plan Review

18719 West Calvert Street - 74,436 square-foot elder-care facility in RA-1 Neighborhood

Dear Representatives:

Please support the Tarzana Property Owners Association appeal of the Zoning Administrator's decision by Zoning Administrator R. Nicolas Brown regarding the proposed Eldercare Facility at 18719 Calvert Street, Tarzana, CA 91335. The Administrator has erred in his determination and was not, in fact, able to make the findings required by the Eldercare Ordinance (Ordinance Number 178,063, effective 12/30/06) as stated in the Appeal. Granting a permit to the Levi Elder Care business project is a green light to commercial developers and contractors to continue to annihilate our unique and rustic RA neighborhoods. This project is indeed a slippery slope. According to the Levi group, the reason that they are building in an RA neighborhood is because "RA real estate is cheaper than commercial real estate" (stated at March 13th 2012 presentation to MANA Board). The Levi Group also made clear that the facility is on RA land and disproportionately large (74,436 square feet) so that it is "economically feasible," meaning profitable. The Levi Group stated that it took them eight years to obtain these lots for this purpose. This process contributed to the deterioration of this

West Calvert block and their plan entails the razing of the homes left. The block only contains RA-single family homes and all properties facing the block, with the sole exception of the Levy family owned Discovery school, are viable single family homes on RA lots. RA lots are in high demand by households who wish to live in them. If the RA lots owned by the Levi Group are preserved as RA-1 they can easily be reincorporated into the neighborhood once again. If not, a corrosive precedent is established. In Woodland Hills RA Walnut Acres neighbors are currently fending off an attempt to build a similar facility. There are numerous appropriately zoned locations for this project – This is not one of them!

We implore PLUM to consider the catastrophic impact on neighbors of a commercial facility. The twenty-four hour buzz of a business with nearly 200 occupants and employees, a 74,436 square-foot-print, high walls, parking lots, administrative offices, and the traffic of shuttle buses, residents, guests, and employees traffic cannot blend into an established RA neighborhood. To permit this facility is to write off an entire neighborhood. Once lost, the open space, old-growth trees, and animal-keeping charm of our RA-1 neighborhoods is gone forever. In fact, our RA neighborhoods need to be registered historic treasures of Los Angeles and the MyHistoricLA.org project!

Finally, please note that I appeal to you as someone who is a twenty-year resident of a RA-1 neighborhood and Board member of Melody Acres Neighborhood Association (MANA). I know the neighborhood in question as my child attended SOCES in the West Calvert neighborhood and I also appreciate the important role of elder care in appropriately zoned areas as my parents were in such a facility. We count on PLUM to protect neighborhoods, not destroy them for commercial purposes.

Thank you for your careful consideration of this matter and having the courage to support our RA neighborhoods.

Sincerely,

E. Rabach, Ph.D.
Melody Acres Resident



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March 16, 2012

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