

COUNCIL FILE #11-0262

DOCUMENTATION THAT R1 ZONES ARE ADVERSELY AFFECTED BY CCF SERVING 7 OR MORE CLIENTS
(LETTER OPPOSING A CCF REQUESTING A VARIANCE TO SERVE 36 CLIENTS)

Laurence Scholte
7641 Jellico Ave.
Northridge, CA 91325

February 23, 2012

To Whom It May Concern,

This letter is to express my opposition to a requested variance by E-Sol to increase the size of their existing business in a residential neighborhood.

I, as well as the surrounding neighbors, have been witness to traffic and noise that is characteristic of a business establishment and not complimentary to a residential neighborhood. This level of disruption is already considered a nuisance at their current level of fourteen clientele plus staff and will undoubtedly increase if they are granted their request to increase their clientele beyond what is already legally allowed.

Notwithstanding the above-mentioned complaint it is my contention that E-Sol's request for variance does not meet the specific legal requirements for granting of a variance as set forth by Los Angeles Municipal Code 12.27.

The nature and intent of E-Sol's business is irrelevant, it is the size of the business and level of disruption that is a problem. I fear that granting E-Sol a variance to enlarge their business enterprise in our RA-1K zoned neighborhood will set a precedent that will encourage further commercial development in our and other residential neighborhoods, thus making a mockery of the intent of the residential code.

Regards,



Laurence Scholte

COUNCIL FILE #11-0262 CCFO

DOCUMENTATION THAT R1 ZONES ARE ADVERSELY IMPACTED BY CCF SERVING 7 OR MORE CLIENTS (LETTER OPPOSING A CCF REQUESTING A VARIANCE TO SERVE 36 CLIENTS)

February 5, 2012

To Whom it May Concern:

My husband Ed and I live at 7733 Jellico Avenue, which is one house away from the E-SOL Adult Day Care. Our neighborhood was once a serene residential area where families would stroll down the street and people could sit on their porches enjoying the peace and quiet. However, all this changed when the adult day care at 7711 Jellico Ave began.

Perhaps the most concerning issue has to do with the blood curdling screams we hear coming from the adult day care. These are not playful squeals or calls one would expect due to recreational activity. These are horrific and chilling screams that sound as though someone is in terrible danger. When my husband first heard it, he ran to the adult day care to help. He saw a blond-haired woman in the yard of the adult day care house producing these screams. He was shocked to see that several staff members were not doing anything about it. They told him that she was just having some kind of tantrum and that they just allow her to scream. We hear the screams routinely. I, personally, have heard it approximately 70 times! My husband no longer enjoys sitting on our porch due to the screams. I am very concerned because we neighbors are so used to it now that we have become desensitized to the sound of screams of distress. What if someday someone on our street was in genuine danger?

For as long as the adult day care has been around, the number of vehicles that drive to and from it on Jellico Avenue each weekday has been overwhelming. All of us neighbors see it throughout the day but it is the worst in the morning when the day care opens and in the afternoon when they close. There are taxis, passenger vans, mini-vans, large shuttles, and yellow school buses. It is very frustrating when I want to drive to Saticoy but the buses block the middle of the street to unload passengers to E-SOL. These vehicles also tend to drive dangerously fast along Jellico Avenue. They frequently do U-turns on Jellico Ave or in people's driveways because they pass the day care without first realizing it. This activity is absolutely an accident waiting to happen.

There are large, loud parties at 7711 Jellico Avenue all the time. The parties are most frequent during the summer. There are loud people, loud music, and cars taking up parking on Jellico Avenue.

At their current enrollment of 14, the adult day care has already reduced the charm and livability of our neighborhood. They have also compromised the safety of pedestrians and drivers on Jellico Avenue. If they are allowed to increase their enrollment further, I am certain the problems will increase as well.

Sincerely,


Joyce Pothoff
7733 Jellico Ave
Northridge, CA. 91325

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February 4, 2012

To Whom It May Concern:

We chose to live in this neighborhood due to the size of the lots which provided a feeling of tranquility. We realized that living on such a large piece of land would be costly because of the property taxes but figured the good outweighed the bad when considering the piece and quiet such a community provided.

Suddenly things in the neighborhood started changing. As you know one thing leads to another and now our peaceful community has changed dramatically.

When the school at 7711 Jellico Avenue was created we were told that six students would be attending the school and would be trained in the kitchen area and the computer lab for future work opportunities. We were also told that someone would be living in the home at all times.

From the very start we noticed a change in the traffic condition as well as the noise level. As time went on there was more traffic and more noise. It seemed as though there were more than six people attending the school. I know there were at least five cars parked daily on Jellico, I assume these were the teachers cars. There were also vehicles dropping off and picking up students throughout the day. In the beginning most of us in the neighborhood felt that this school would be a good opportunity for the students but we were also under the impression that there would be only six attendees. When more vehicles started coming and going, we started to change our way of thinking.

Somehow the population changed from six to fourteen and now we became aware that not only were these students dropped off, they were relocated to another location for training then returned to be picked up at a late time. For each student this would be four vehicles for transport each day. We have cars, school buses, transit vans and taxi cabs driving down our street throughout the day. They double park, block driveways and are constantly flipping u-turns, which I believe creates a huge safety issue, not only for the neighbors but for the students as well.

I understand there is an attempt to increase the student population to thirty six. I cannot even imagine it. This would be thirty six drop offs and thirty six pick ups, bringing the total to seven two vehicles on our street each day. If each student was transported to another location then returned it would bring the total to one hundred forty four vehicles per day. On a weekly basis it would be sevenhundred twenty vehicles on our street. Please understand that this does not include the staff needed to take care of these students, nor the Saturday schooling or the parties they sometimes have on Saturdays or Sundays. Seven Hundred Twenty cars per week are a bit much to ask of any community. This is just the traffic issue; it does not even address the wear and tear of our street that to my understanding the city will not repair.

The noise level is loud at times; we've heard people screaming, singing to loud music and teachers yelling out commands for physical education purposes. Then to compound this matter they have parties on Saturdays and/or Sundays. The screaming is a real issue with me because there was a time that if I heard someone screaming, I would have investigated the problem and called the police if necessary. Now I hear a scream and I just assume it is coming from the school, when someone could really need my help.

As I said in the beginning we were willing to accept the change. Now I feel we were taken advantage of. The increase from six to thirty six is a little bit more than what I feel should be asked of us. The amount of money we pay in property taxes in order to live in a quiet, peaceful neighborhood no longer outweighs the benefits. This is truly unfair.

When we went to the Zoning Commissions hearing in December of 2009, many of the neighbors stood up and spoke regarding these issues, some wrote notes or letters. Their attorney got up to speak and told the Administrator that the students were dropped off only at the White Oak entrance and that there were never any yellow school buses dropping students off. Both of these statements were not factual. I assure you that I see large yellow school buses then and now dropping students off daily.

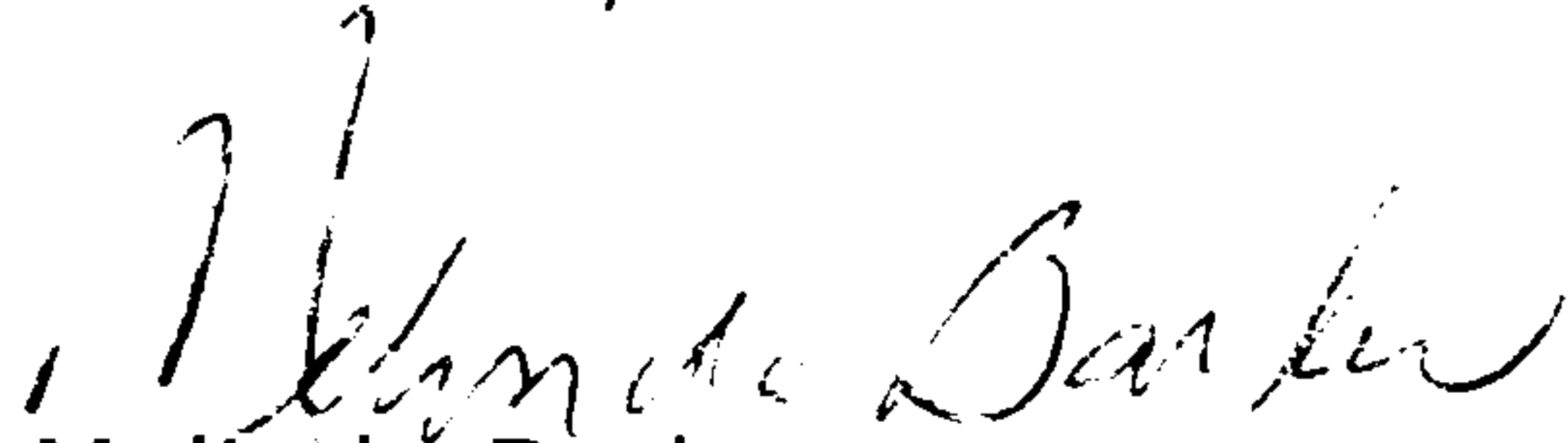
Unfortunately, we were duped. A few weeks prior to the 2009 hearing the traffic died down at the Jellico entrance, then shortly after it resumed and continued until just recently. I feel as though these people don't really care about what is going on in our neighborhood; they seem to only control the situation when they have something at stake. This is not very neighborly!

There are other locations where schools have chosen to conduct their programs; I see it all the time in the Warner Center. There are Child Day Care Centers, Colleges and Charter Schools popping up all over this area. My suggestion to E Sol is if they want to expand their educational program, they should go to one of these available facilities in an area that is not in the middle of a residential neighborhood. In the current economy these locations are in abundance and rental rates are at historic lows. All landlords are very negotiable on terms, improvements and rental rates. These locations are built and designed for volume traffic and volume parking as well as for pedestrian safety. They are designed to safely accommodate the needs of E Sol unlike our residential area.

As I said in the beginning of my letter "One thing leads to another" it truly does! Since we moved into this neighborhood we have been encumbered with an adult day care facility, a chapel for weddings and receptions and a sober living facility. All of these businesses in the center of our neighborhood are a huge disappointment.

I thank you for taking the time to read my letter and I truly hope that you consider this matter from the point of a neighborhood that enjoys the quiet and peaceful existence.

Thank You,



Melinda Barker
7722 Jellico Avenue
Northridge, CA 91325

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DOCUMENTATION THAT R1 ZONES ARE ADVERSELY AFFECTED BY CCF SERVING 7 OR MORE CLIENTS
(LETTER OPPOSING A CCF REQUESTING A VARIANCE TO SERVE 36 CLIENTS)

January 30, 2012

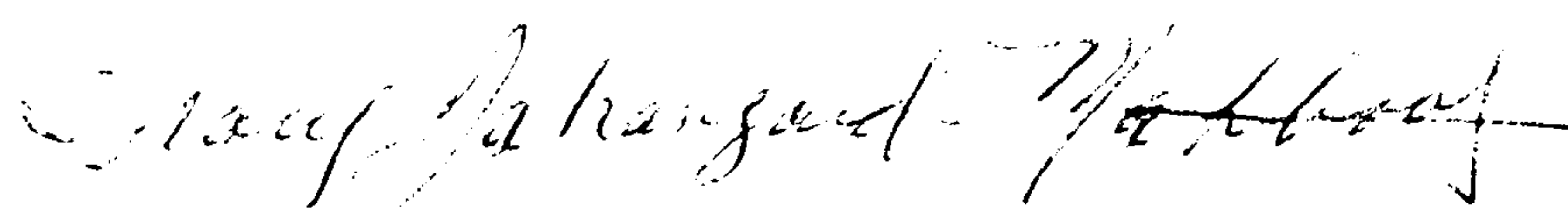
Dear Neighborhood Council,

I live on Jellico Ave, just houses away from the Adult Day Care. My comments are concerned with traffic safety and street maintenance. When the adult daycare first opened, we were assured that ALL drop off and pick up traffic would be on White Oak Ave, at their back gate. That has not been the case thus far. EVERY MORNING there is a bus that rounds the corner at just the time I leave my driveway and I have almost been struck several times. It is also frightening just how fast the school buses, large shuttles, and taxi cabs drive to-and-from the day care. This used to be a quiet, peaceful neighborhood but now it just doesn't feel safe anymore. I am worried that these warning signs (i.e. fast driving, near-collisions etc.) will be ignored up until it is too late and someone is seriously injured in a car or a person/child walking, biking or playing on the street.

At the 2009 "hearing" before the Zoning Administration, the lawyer for the Adult Day Care (Christopher Murray) was not truthful when he stated that no buses pickup or drop off on Jellico Avenue. Starting when the facility opened in 2005 until the present day, many different school buses, shuttles, cabs and private autos pick up and drop off clients daily on Jellico Avenue. Every resident on Jellico is an eyewitness to this fact. On many occasions the buses do not pull over to the side of the road but have their clients enter and exit the bus while it is in the middle of the road. This doesn't sound like a safe practice for the clients or the cars that must drive around the buses when no red flashing lights are apparent.

Additionally our street has not had maintenance such as new pavement or repairs paid by the city in at least the last 20 years that I have lived here and the city has told us it will not repave our road. Since E-Sol opened, all the oversized facility vehicles that drive up and down the road have further destroyed our street. Its condition is appalling. If the Adult Day Care receives a variance to have more participants, both the large and small vehicle traffic will also increase. The buses and increased traffic to our small street will surely increase the roughness and potholes that already exist not to mention the traffic and potential hazards again. This is a small rural-urban community and we would like to keep it that way, safe for us and our children to walk and play on our streets with no sidewalks.

Thank you,



Tracy & Rahim Jahangard-Mahboob
7755 Jellico Ave
Northridge CA



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J. CHRISTOPHER JOHNSON
7745 TEXHOMA AVENUE
NORTHRIDGE, CA 91325
(818) 609-9922

February 18, 2012

TO WHOM IT MAY CONCERN

No business has a place in our RA-1-K residential neighborhood. This E-Sol business is leasing 7711 Jellico Avenue, Northridge, CA 91325. Let them lease any of the tens of thousands of vacant square feet in appropriate Zones. They would be doing their civic duty if they occupied some of that vacant commercial space.

It was very inappropriate that E-Sol requested a Variance to increase the number of their customers, in the first place.

This neighborhood has a 77 year precedent of never having a Variance approved. We are only two blocks with little two lane country streets. We want to stay the way we are and by gosh no business should be allowed to destroy the tranquility of our neighborhood!!! It is mandatory, for the health and serenity of our neighborhood lifestyle that this Variance Request be soundly and immediately rejected.

Thank you,



J. Christopher Johnson

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Hearing on 12/15/2009 re: 7711 Jellico Avenue, the Panhandle of Northridge

To Whom It May Concern:

Granting this enormous request to increase the legal amount of daycare clientele from 14 to 36 in this single-family residence is unconstitutional, according to my real estate class textbook, *Prin. California Real Estate*.

1. Such a change does not protect the public health, safety, morals or general welfare of the community. [Such a change in density endangers walkers, drivers, children bicycling, and cars parked on the street, as well as creating health issues for the daycare clientele.]
2. It does not apply in the same manner to all property owners who are similarly situated. These owners are the only ones in the neighborhood who wish to change the nature of the community from one of single-family residents by putting in a virtual adultcare institution. The owners do not live here—they have converted the property from a single family residence to a growing adultcare business that belongs in a differently zoned area, like ONEGeneration over on Victory Blvd.
3. Having this dense, heavily trafficked business in the middle of a residential community reduces the property values of our homes so much that the change would amount to a confiscation—an uncompensated taking of our properties, no longer existing in their highly desired, originally intended bucolic setting.
4. Such a change would not benefit the community.

Now the property owners want to convert it from what was originally purported to be a “small home business” to a veritable “institution,” more than doubling the amount of clients, which violates the zoning of our primary residence, single family community.

Absolutely no more additional people should be allowed to be cared for here—no “compromised” additions should be permitted either. Sometimes people ask for some outrageous unacceptable change, hoping the community will compromise and give them what they really wanted all along—I am concerned this may be the motivation here.

There was never a hearing when this home first became a business, so the community could not express itself. The original change was simply foisted on the neighbors. This has been an RA property from the 1930s with the government providing housing for poor people as one of FDR’s WPA projects—matter of fact, this was the only such project in the nation in which the residents actually paid the government back the debt for the privilege of living here. We have supported the nature of this community ever since its inception, going to hearings that attempted to increase its density and ruin its

ra milieu. It is a very rare thing – not many such areas like this one still exist. It should be maintained with its original flavor forever more. This specialness is what attracted the people who bought homes here: low density, a farm-like feel yet located in the middle of the SFV suburbs. It's precious and unique.

New York
7700 Del Rio Ave, VA

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February 4, 2012

To Whom It May Concern:

My name is Maria Gonzales and I am the homeowner and resident of the adjoining property to the E-SOL Adult Day Care. Since they opened the facility, I have been adversely affected in several ways.

SAFETY ISSUES REGARDING ANIMAL INTERACTION

Our neighborhood is not only zoned for rural-agricultural use, it is has a K district designation for horsekeeping. Since the opening of the adult day care in 2005, there have been repeated incidents where the special needs clients have touched and interacted with my horse over the fence. The times that I have observed this, none of the facility's staff members intervened. Either the staff were not supervising the clients to protect against the possibility they could get bitten, or the staff were watching the animal interaction without doing anything to stop it. Such incidents could have easily resulted in injury to the special participants from a horsebite. When I spoke with the owner of the facility about this, he said he would build a wall. However, they have been open seven years now and he has not installed any protective barrier. In the very near future, I will have ponies on my property. I have serious safety concerns about the danger of the day care owner continuing to allow the clients access to animals on my property.

UNSUPERVISED USE OF DAY CARE

On one occasion, the son of a staff member was granted unsupervised use of the day care property to film a school project. To film a battle scene, someone created a lot of smoke near my horse. When I arrived home, my I saw that my horse was frantic! I confronted the filming students as I was never notified or asked permission regarding this filming.

LOUD PARTIES

Over the seven years the facility has existed, there have been more weekend parties there than I can count. The police had to be called on several occasions as the loud music and socializing would last until 3AM. These parties disturb the peace of the neighborhood. You can verify this with all of the neighbors surrounding the day care.

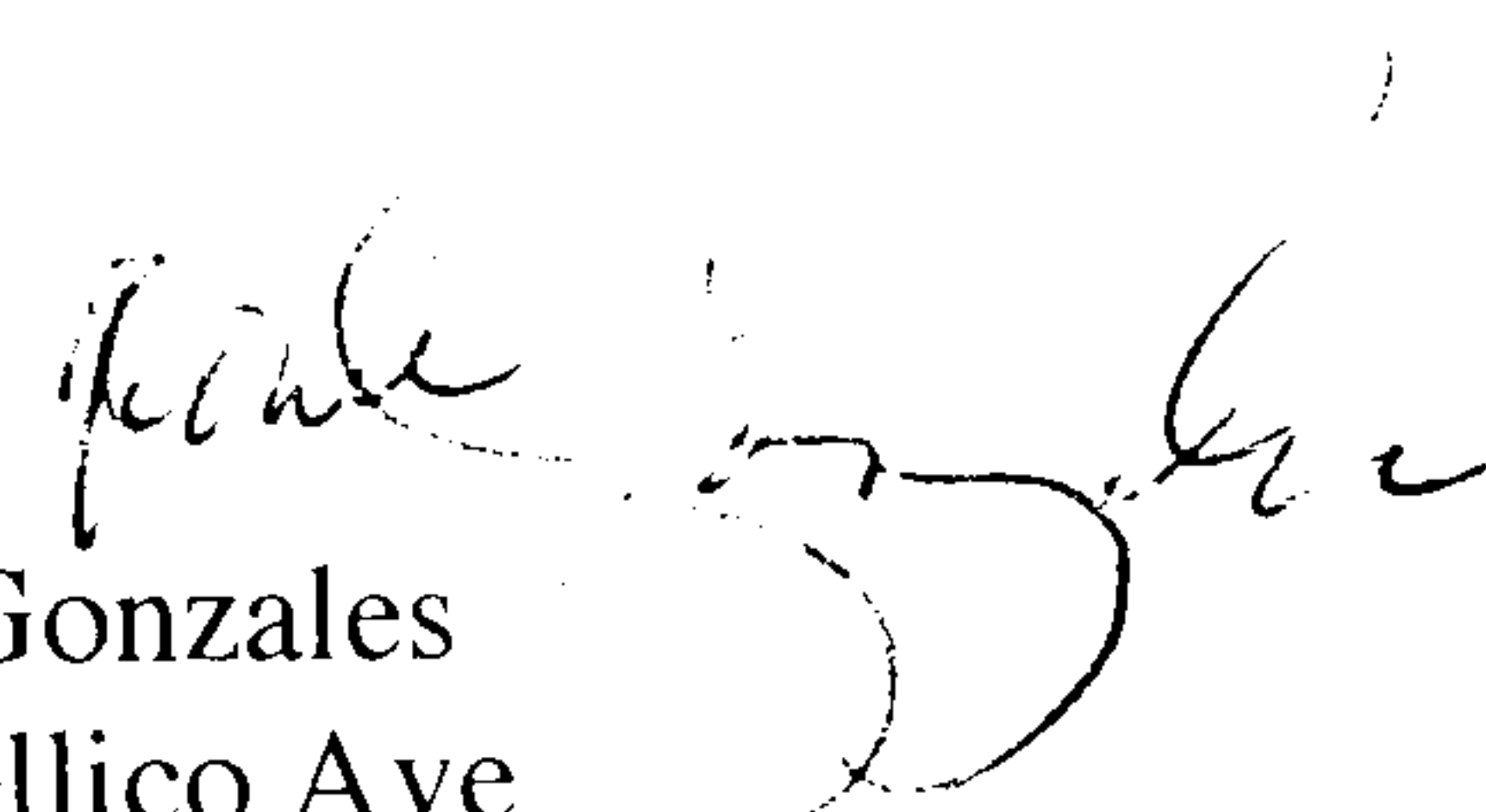
UNSAFE DRIVING BEHAVIOR OF FACILITY VEHICLES

A major concern I have is the driving behavior of all the buses and vans for the day care. They drive extremely fast down the road and then suddenly slow down in front of the day care. This has happened daily since the day care opened.

SCREAMS FROM THE DAY CARE

Neighbors say one of the day care clients has screaming episodes regularly. My father, who lives with me, is partially deaf and he has said he hears the screaming too. The day care closes before I get home from work so I haven't actually heard the screaming myself.

Thank you for your attention to these problems,


Maria Gonzales
7723 Jellico Ave
Northridge, CA. 91325

COUNCIL FILE #11-0262

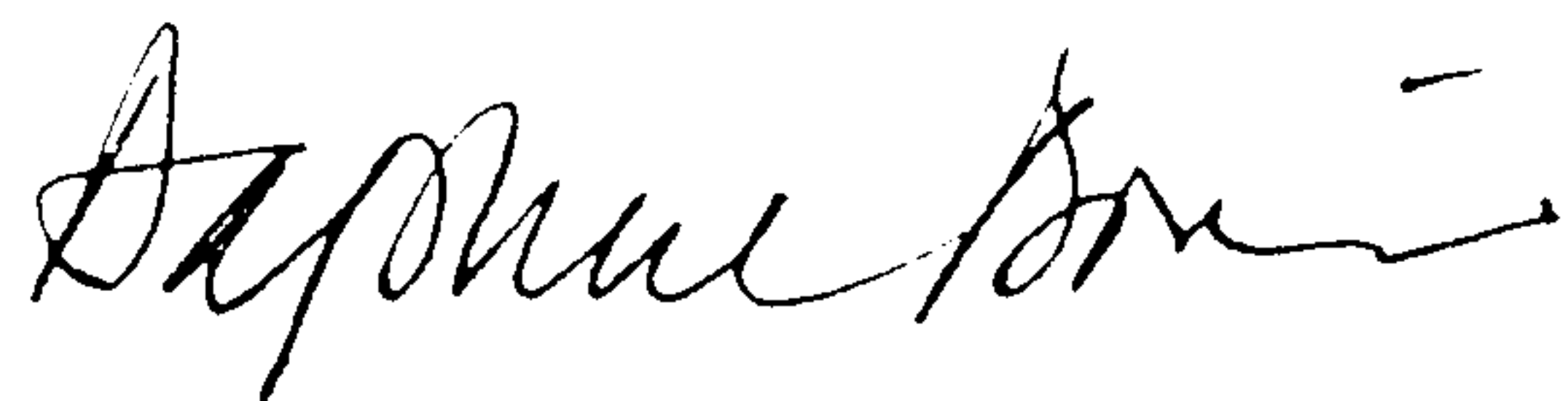
DOCUMENTATION THAT R1 ZONES ARE ADVERSELY AFFECTED BY CCF SERVING 7 OR MORE CLIENTS
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February 24, 2012

Dear Zoning Administrator,

I am a homeowner in the San Fernando Rurban Homes and I strongly oppose the variance request by the E-SOL Adult Day Program to increase their enrollment beyond 14 participants. In the six years that the adult day care has operated, they have produced various safety hazards beyond those traffic-related. They have also created many problems that have adversely affected the adjoining property residents and the immediate neighborhood. Six years ago, the directors of E-SOL chose to start their commercial endeavor in the adult day care business within an RA-1K area that is zoned for single-family residences. Zoning regulations for the neighborhood do not allow adult day care programs to operate with more than 14 participants. The Office of Zoning Administration has a rationale for this; a program with more than 14 clients significantly alters the character of the RA-1K zone and therefore adversely affects the General Plan. An adult day care with more than 14 clients should operate in a commercial zone rather than seek exception to the zoning requirements of a single-family residential neighborhood.

Thank you,



Daphne Dionisio, Ph.D.
7641 Jellico Avenue
Northridge CA 91325

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Michele Colley

February 20, 2012

To Whom it May Concern,

Once again We are requesting that you use our signature to verify we oppose the Variance against E-sol @ 7711 Jellico to expand from 14 to 30+ adults. This Variance would make a impact on our neighborhood in traffic, septic use, street maintence and noise. This Variance would be making a home business a large home business. WE Strongly Oppose.

Sincerely,

Michele Colley & Todd Colley

*Michele Colley
Todd Colley*

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Feb 20, 2012

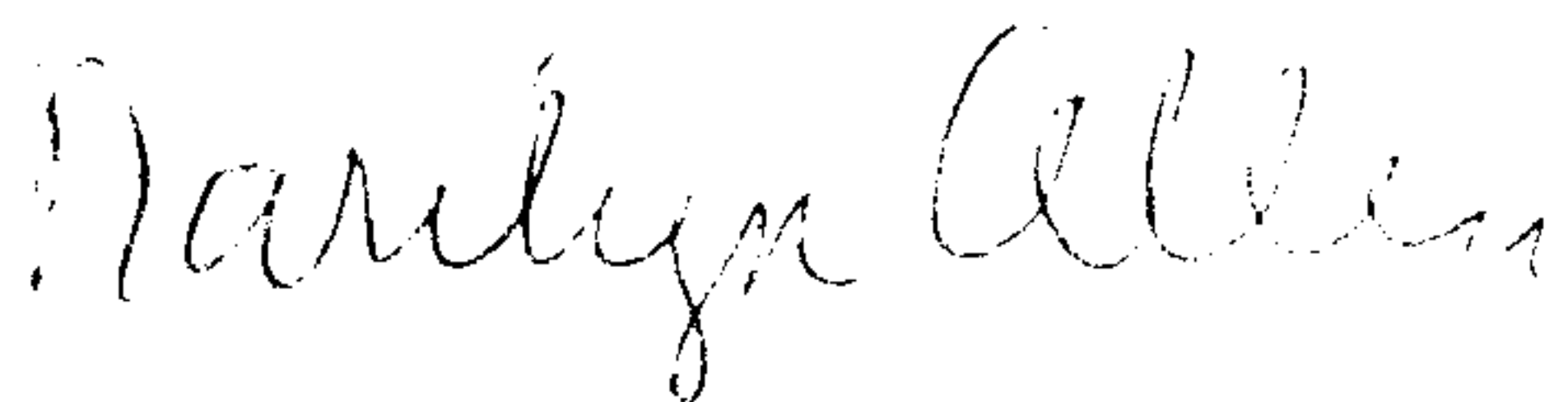
To Whom It May Concern,

In my opinion, there are several issues that need to be considered:

1. If this variance is approved, the integrity of our rural/agricultural zoning will be in jeopardy. Once a precedent has been set, it becomes easier for others to apply for zoning variances and obtain approval.
2. There will a negative impact in terms of traffic, blocking of the road, and driveways by buses and cars, and an increase in noise. These problems have ALREADY been observed by neighbors and will only continue to worsen as occupancy increases.
3. This variance, if approved, could change the life and serenity that we have fought to maintain over the last several decades. The decision to move into this particular area was based heavily on the neighborhood values and the very special environment and lifestyle that it offers.

I would like to go on record as emphatically opposing the granting of this zoning variance at 7711 Jellico Avenue due to the concerns listed above.

Thank you,



Marilyn Allen
7630 Jellico Ave
Northridge CA 91325