

Melody Acres Neighborhood Association

MANA

March 19, 2012

South Valley Area Planning Commission
City Planning Department
Los Angeles City Hall, Room 425
200 North Spring Street
Los Angeles, CA 90012

Date: 3/20/12
Submitted in PLUM Committee
Council File No: 11-0262
Item No.: 1
Deputy: Comm. from Public

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

I support the Tarzana Property Owners Association appeal of the decision by Zoning Administrator R. Nicolas Brown regarding the proposed Eldercare Facility at 18719 Calvert Street, Tarzana, CA 91335. I believe that the ZA 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). Among the required findings are:

- Strict application of the land use regulations on the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. Not the case: there are numerous other uses consistent with the General Plan, Community Plan, and zoning regulations including retain the five homes currently on the property as rental property or sell them or subdivide the property into up to seven RA lots for sale or subsequent development.
- The facility will not be materially detrimental or injurious to properties or improvements in the immediate area. Not the case: this viable neighborhood of single family residential homes, which has seen seven new single family houses in the immediate neighborhood and numerous recent remodels, would be degraded by the project. Real estate professionals have testified (one at the ZA hearing) that the proposed project would seriously degrade the value of adjoining properties and significantly degrade the value of nearby properties.
- The facility would provide housing, medical services, social services, or long term care to the elderly to meet the citywide demand: Speculative: While there is no doubt that the population is aging, it is impossible to forecast future demand for housing in the \$4000-\$5000 per month projected for the facility.
- The facility is or will be compatible with existing and planned future development on neighboring properties. Not the case: the project would be a massive, 74,436 square foot commercial institutional structure, 35 times the size of the average 2000 square foot single family home in the neighborhood.

In addition, the City Planning and Zoning Code limits the to the subject property, in the RA zone, to a total buildable area of 20% of the lot size. The plot is 125,460 square feet. The code would therefore allow a maximum of 25,092 square feet of building on the property, approximately 1/3 that of the proposed facility

There are many suitable locations for this project: it does not belong here.

Sincerely,



Stanton D. Saucier, PE
Chairman

David Garfinkle - Vice Chairman, Dave Green - Treasurer, Eileen Rabach - Secretary, Janet Baas, Liz Chaneske, Alisa Kinori, Mike Olenick, Terry Saucier

cc. Councilman Jose Huizar, Councilman Mitchell Englander, Councilman Dennis P. Zine