

August 12, 2012

Re: Eldercare Facility at 6221 Fallbrook Ave., Woodland Hills, CA 91367

Council File # 12-1126

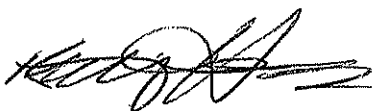
To: Planning and Land Use Management (PLUM) Committee/ Los Angeles City Council

I agree with the decision made by the South Valley Area Planning Commission (SVAPC) on June 28, 2012. They listened to the comments from the neighbors and the prospective developers and granted the appeal to overturn the Zoning Administrator's (ZA) determination.

The five requirements and prerequisites for allowing an eldercare facility on residential land without a zoning change have not been met. The massive commercial eldercare project is not compatible with existing development on neighboring properties. The proposed design would be materially detrimental because it invades the privacy of adjoining residential properties. The SVAPC found that the scope, density, and scale of the proposed facility are inappropriate for the neighborhood. I believe the project will also create an adverse impact on street access, parking, and driving in the surrounding neighborhood.

The majority of neighbors surrounding the property are opposed to the proposed project. Councilman Dennis Zine discarded the voice of the majority of the neighbors and the decision of the SVAPC by having the LA City Council take jurisdiction of the issue.

Please support the majority of the Woodland Hills neighbors and the action of the SVAPC by voting AGAINST the proposed massive eldercare development on RA-zoned property. It is the wrong size, density, and scope of use for this parcel of land. Thank you.



Keith Heavenridge
22903 Sylvan Street
Woodland Hills, CA 91367

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I agree with the decision made by the South Valley Area Planning Commission (SVAPC) on June 28, 2012. They listened to the comments from the neighbors and the prospective developers and granted the appeal to overturn the Zoning Administrator's (ZA) determination.

The five requirements and prerequisites for allowing an eldercare facility on residential land without a zoning change have not been met. The massive commercial eldercare project is not compatible with existing development on neighboring properties. The proposed design would be materially detrimental because it invades the privacy of adjoining residential properties. The SVAPC found that the scope, density, and scale of the proposed facility are inappropriate for the neighborhood. I believe the project will also create an adverse impact on street access, parking, and driving in the surrounding neighborhood.

The majority of neighbors surrounding the property are opposed to the proposed project. Councilman Dennis Zine discarded the voice of the majority of the neighbors and the decision of the SVAPC by having the LA City Council take jurisdiction of the issue.

Please support the majority of the Woodland Hills neighbors and the action of the SVAPC by voting AGAINST the proposed massive eldercare development on RA-zoned property. It is the wrong size, density, and scope of use for this parcel of land. Thank you.



Gail LaFrance
22903 Sylvan Street
Woodland Hills, CA 91367

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August 12, 2012

Re: Eldercare Facility at 6221 Fallbrook Ave., Woodland Hills, CA 91367

Council File # 12-1126

To: Planning and Land Use Management (PLUM) Committee/ Los Angeles City Council

This letter is to **oppose the proposed construction of an eldercare facility at 6221 Fallbrook Avenue.**

On June 28, 2012, the South Valley Area Planning Commission (SVAPC) heard the pros and cons of constructing a 50,000+ square foot eldercare facility on the approximately 1.5 acre lot listed above. The current landowner, prospective developer, and many neighbors of the property and surrounding neighborhood spoke to the commissioners. After thorough consideration of the issues presented, **the SVAPC granted the appeal to overturn the Zoning Administrator's determination** that granted the construction, use and maintenance of an eldercare facility.

The SVAPC found that the requirements and prerequisites for granting an eldercare facility and site plan review as enumerated by Section 14.3.1 and 16.05 of the Los Angeles Municipal Code had NOT been established. (From the SVAPC Determination mailed on July 23, 2012).

The massive commercial eldercare project is not compatible with existing development on neighboring properties. The massive design would be materially detrimental because it invades the privacy of adjoining residential properties. The SVAPC found that the scope, density, and scale of the proposed facility are inappropriate for the neighborhood.

The majority of neighbors surrounding the property are opposed to the proposed project and it does not meet all the five findings required in the Los Angeles City "Eldercare Facility Ordinance". Therefore, **the project should not be approved.**

Thank you for your thoughtful review of this matter.



Ann Shahwan

22930 Sylvan Street

Woodland Hills, CA 91367

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August 12, 2012

Re: Eldercare Facility at 6221 Fallbrook Ave., Woodland Hills, CA 91367
Council File # 12-1126

To: Planning and Land Use Management (PLUM) Committee/ Los Angeles City Council

On June 28, 2012, the South Valley Area Planning Commission (SVAPC) heard the pros and cons of constructing a 50,000+ square foot eldercare facility on the approximately 1.5 acre lot listed above. Many neighbors of the property and the surrounding Walnut Acre/Woodland Hills neighborhoods made their opinions and concerns known to the commissioners. After thorough consideration of the issues presented, the SVAPC granted the appeal to overturn the Zoning Administrator's determination that granted the construction, use and maintenance of an eldercare facility.

The requirements and prerequisites for granting an eldercare facility and site plan review by the Los Angeles Municipal Code had not been established. The massive commercial eldercare project is not compatible with existing development on neighboring properties. The proposed design would be materially detrimental because it invades the privacy of adjoining residential properties with up to 36-foot high rooftops. The SVAPC found that the scope, density, and scale of the proposed facility are inappropriate for the neighborhood.

The majority of neighbors surrounding the property are opposed to the proposed project and it does not meet all the five findings required in the Los Angeles City "Eldercare Facility Ordinance." In a paternalist action, Councilman Dennis Zine discarded the voice of the majority of the neighbors and the decision of the SVAPC by having the LA City Council take jurisdiction of the issue.

Please support the majority of the Woodland Hills neighbors and the action of the SVAPC by voting against the proposed development on RA-zoned property. It is the wrong size, density, and scope of use for this parcel of land. Thank you.

Derek and Dana Weaver
22914 Sylvan Street
Woodland Hills, CA 91367

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22935 Erwin Street
Woodland Hills, Ca. 91367
August 12, 2012

Dear Councilman,

Re: ElderCare Facility, 6221 Fallbrook Ave., File #12-1126

I grew up on Erwin Street, and visit weekly. I want to express my concern over a monstrous building that doesn't belong in this residential setting. The proposed lot is small, and the proposed square footage is a **20 times** increase on this lot. The original square footage is contained in a single-family home there.

After months of review, the Planning Commission decided the proposed structure is not compatible and does not meet the criteria needed. Why should one councilman succeed in overturning the careful decisions -- just to appease the campaign contributions from this developer?.

The next concern is the need for more eldercare at this time. All the existing facilities have vacancies when you call, and we heard the Jewish Care Center is nearly empty. There is another new facility going in within a half mile.

The trend seems to be for developers to make Eldercare facilities when the apartment market profits have dried up. What will happen to these huge facilities if they cannot make a profit? The buildings will have very few good residential uses in this neighborhood.

In the construction phase, we would imagine the construction workers would overtake our streets with their trucks, noise, and parking spots. The neighbors suffer and gain nothing -- the profiteers would move forward filling their pockets at neighborhood expense. They aren't doing it for the benevolence of taking care of seniors -- they just want money. There is nothing but annoyance and anger in the present neighborhood, and what do the neighbors gain? They lose on every front -- peace of mind, their parking spots after work for their cars, and frustration with the extra traffic it brings.

We understand the developer has hired a lobbyist seeking seniors to attend the meeting in return for a free lunch and bus ride to the meeting.. The Walnut Acres residents are refused parking permits to attend the meeting, and must find their own transportation. Please vote NO against building this inappropriate facility under these circumstances.

Sincerely,

Janel Birk

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