

T
P
O
A

Tarzana Property Owners Association, Inc.

August 10, 2012

Planning and Land Use Committee
Los Angeles City Council
200 N. Main Street
Los Angeles, CA 90012

Date: 8/14/12
Submitted in: PLUM Committee
Council File No: 12-1126
Item No: 9
Deputy: Comin from Public

Subject: Council Action on Chapter 245 Regarding ZA 2011-2679-ELD-SPR-1A

The Tarzana Property Owners Association strongly supports the decision of the South Valley Area Planning Commission to deny the proposed Eldercare facility at 6221 North Fallbrook Avenue in the Walnut Acres neighborhood of Woodland Hills. That decision was based on a careful consideration of the specific provisions of the City Planning and Zoning Code. We request that the PLUM Committee abide by that correct decision.

In the first place, the density of the proposed development is too high and it would not conform to the City Planning and Zoning Code, as amended, in Sections 12.03, 12.04, 12.07, 12.07.1, 12.08, 12.21.1, 12.23, 12.28, 12.32, and 13.13. The plot is approximately 65,715 square feet, or approximately 1.5 acres. The Code would allow approximately 13,143 square feet of building on the RA-1 property, less than 1/3rd the 50,289 square feet requested. These sections of the Code were amended in response to the Baseline Mansionization Ordinance which was passed subsequent to the adoption of the Eldercare Ordinance and thus supersedes that ordinance.

In the second place, the Eldercare Ordinance explicitly requires that the proposed development meet **ALL** of the requirements detailed in the ordinance. Let's look at the specific language of the Ordinance. **The bolded material is directly from the ordinance**, contained in Article 4.3 of the Code. The unbolded material indicates non-compliance with the ordinance for this project.

E. Findings for Approval. In order to grant the approval, the Zoning Administrator must find that the 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 other uses consistent with the General Plan, Community Plan, and zoning regulations. A number of very viable options for development of the property are possible. Conversely, there are numerous places in the Valley whose zoning would permit construction, by right, of Eldercare facilities.

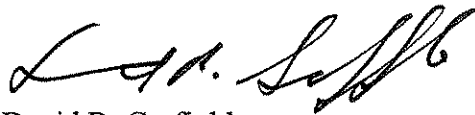
The Zoning Administrator must also find that the Eldercare Facility:

1. **Will not be materially detrimental or injurious to properties or improvements in the immediate area.** Not the case: the viability of single family residential uses would be degraded by the project. The neighborhood is a totally viable community. Several highly respected local real estate professionals have testified that such a change would

seriously degrade the value of adjoining properties and significantly degrade the value of nearby properties.

2. **Will provide services to the elderly such as housing, medical services, social services, or long term care to meet the citywide demand.** This is strictly speculative: it is impossible to forecast future demand. The National Association of Real Estate Investment Trusts, a national trade association of real estate investment companies, has indicated that there may be overbuilding in the eldercare industry due to the inability of prospective residents to afford the cost for residence at the facilities. While there is no doubt that the population is aging, we are aware of no study that shows that the increasing numbers of the aging population can afford the high cost of such facilities. A survey of four current large facilities in the South Valley indicated that the cost ranges from approximately \$3000 per month to several times that amount. A discussion with Kenneth H. Barry of Chandler Pratt and Partners, the project developer, confirmed that the monthly cost at this facility would be toward the upper end of that range. All the facilities visited in Tarzana and Reseda, including the Jewish Home for the Aging, have current vacancies.
3. **Consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.** Not the case: The neighborhood is a viable single family residential area. The intrusion of a 50,000 square foot commercial/institutional structure in an area of single family homes that are predominantly in the 2000-3000 square foot range is certainly not compatible with current or planned future development. A multiplicative factor of 25 difference in bulk is not compatible with existing or planned future development.
4. **Is in conformance with any applicable provision of the General Plan.** Not the case: The General Plan designates the property, and surrounding area, as Very Low Residential or Low Residential. All of the properties in the immediate neighborhood are so zoned and developed.

The South Valley Area Planning Commission, which upheld the appeal against the project, obviously paid attention to the specific requirements contained in the Code.. Let's abide by the law, as detailed in the Los Angeles City Planning and Zoning Code. If it is the desire of the City to modify the requirements for Eldercare facilities, then I suggest a study quantifying the percentage of the aging population that would want, and could afford, the \$5-6000 per month cost of a new facility. If the findings indicate additional need, then modifications of the current code could be initiated, with full public participation.



David R. Garfinkle

President, Tarzana Property Owners Association



CA. 91367

Paul Shively & Associates, Inc.

Professional Services

6303 Owensmouth Ave, 10th floor. Woodland Hills,

Tel: 800-841-6057
FAX: 866-843-8963

Date: 8/14/12
Submitted in PLUM Committee
Council File No: 12-1126
Item No.: 9
Deputy: Comm from Public

August 13, 2012

TO: City of Los Angeles PLUM Committee:

RE: ZA-2011-2679-ELD-SPR 6221 N Fallbrook Ave., Woodland Hills CA 91367, Eldercare Facility.

Dear Honorable Committee Members:

In an era where we are once again are learning the value of work and live communities it becomes even more important that we keep our elderly in the communities where they spent several generations. Where they worked, lived and now are living out their final years.

This very facility that has become such a point of debate and controversy is for the very people who are fighting its existence.

The developer, understanding the impact upon the community has made numerous changes to the facility, including eliminating resident windows facing the home behind it. Developed a landscape barrier as well as positioning the structure as a barrier to activities of the facility.

The community has been greatly misinformed over the potential of traffic impact as it should be much less when the property was utilized as a school. There will be three periods of traffic as the shift changes take place. And with traffic being routed on to Fallbrook, the community behind the facility will more than likely not even realize that a shift change took place.

As a resident and business owner in Woodland Hills, I find that the project will not only enhance the community but has the potential to become an icon of a community that lacks sufficient senior housing projects.

From: "Aaron Levinson" <aaron@levinsonhouse.com>
Subject: Support for Assisted Living project on Fallbrook Avenue
Date: August 10, 2012 9:21:32 PM PDT
To: <councilmember.reyes@lacity.org>
Cc: <councilmember.englander@lacity.org>, <councilmember.huizar@lacity.org>, <councilmember.zine@lacity.org>, <pol@klenners.com>, "Aaron Levinson" <aaron@levinsonhouse.com>, <brad@raa-inc.com>
Reply-To: "Aaron Levinson" <aaron@levinsonhouse.com>

Councilman Reyes,

I have previously written a letter of support for the proposed assisted living facility on Fallbrook Avenue in Woodland Hills. I am unable to attend the PLUM meeting on August 14, so I felt I should reiterate my support and explain why I support the project.

First, I think it is important to note that the neighborhood is not unanimously opposed to the project. Since I am not opposed--and I know of at least one other resident who is not opposed and who has written a letter of support--obviously there is not unanimous opposition. I believe that most of the neighborhood is unaware of the project or is apathetic about it, and that there is a very vocal minority expressing opposition (not unlike similar proposed developments that come before the city for approval). The fact that others purport to speak for me (and the entire neighborhood) is interesting, but it does not dilute the fact that I am supportive of this project and, if others were educated about it, they might agree.

One reason I support this project is that it would fit into the neighborhood well. By neighborhood, I refer mainly to Fallbrook Avenue. While it is true that the property is at the intersection of Erwin Street (where I also reside, by the way) which is residential, the traffic flow would be on Fallbrook, already a main thoroughfare. If the neighbors find that parking becomes an issue on Erwin Street after the facility is operational, it would not be difficult to remedy this with residential parking permits for Erwin Street near Fallbrook.

Should this project be rejected, other projects would likely be proposed that would be much worse for that site. At least this proposed project is residential for seniors, which is very needed in our community, and is less of a commercial purpose than a strip mall. There would be much less traffic and noise than when the school previously occupied the site. (And, by the way, I never noticed an issue with the traffic flow when the school occupied the site, and I drive by that intersection at least 10 times per week since 1997.) Further, the site as it is has become an eyesore since the school vacated, and it has attracted vandalism. It begs for something to be done.

Professionally I am a fundraiser for the Los Angeles Jewish Home for the Aging in Reseda (though I need to be clear that I am writing this as a private citizen and not as a representative of the Jewish Home). From my professional experience, I can attest that this facility is very small compared to some other senior assisted living centers. This is hardly a massive project. And, even though the Jewish Home where I work actually is very, very large (the largest single senior care provider in the State), there is relatively little traffic, even with shift changes and deliveries. One only needs to visit for an hour or two to see how little traffic such a facility actually attracts (and how little noise it creates).

Moreover, the developers have made strides to make the project fit into the character of the neighborhood and I believe they are doing all they can to work with the community and be good neighbors.

Some people have expressed that if this project is approved, then other similar projects will be approved within the actual residential portions of our communities (i.e. off the main thoroughfares and on smaller residential streets). These individuals point to a proposed project in Tarzana, though my understanding is that that project was ultimately blocked (and rightly so). One cannot compare this project on Fallbrook to a possible future project on Erwin Street closer to Woodlake Avenue, for example. The two are simply not comparable, and I believe the City Council would recognize this.

Thank you for your attention to this matter.

Aaron Levinson
23390 Erwin Street
(818) 300-5056

Date: 8/14/12
Classified in: PLUM Committee
Council File No.: 12-1126
I am No. 9
Deputy: Comm from Public

PAMELA S. ARONOFF

August 14, 2012

Council of the City of Los Angeles
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Re: 6221 Fallbrook Avenue
Case No: ZA 2011-2679 (ELD)(SPR)-1A

Dear Planning and Land Use Committee Members:

I am writing to express my **support** for the proposed Eldercare project at 6211 Fallbrook Avenue in Woodland Hills.

I served as Vice Chair of the Woodland Hills Warner Center Neighborhood Council (WHWCNC) from approximately November 1st 2011 until April 30th, 2012 when I resigned. During that period, the issue concerning building an Eldercare facility at 6221 Fallbrook Avenue came before the Planning, Land Use and Mobility Committee of the WHWCNC at least four times, and before the full council for a vote twice. In my capacity as Vice Chair, I was present at all of the PLUM hearings and at both of the full council hearings. At these hearings, both the developer and representatives from the neighborhood adjacent to the proposed development were allowed extensive opportunities to express their points of view. At these hearings, the group representing the neighborhood clearly, and repeatedly, stated that there was nothing that the developer could do to make the project acceptable to them. They simply did not want this project built in their community.

Fallbrook Avenue, at this location, is a major through street with a mix of uses ranging from commercial to single family homes. The project would serve as a buffer protecting the residences behind it from the noise and traffic along Fallbrook Avenue. The City of Los Angeles has recognized the need for Eldercare in our communities and had made a commitment to facilitate the building of Eldercare housing. This project is sensitively designed and furthers the goals of the City with respect to Eldercare.

Fifty percent of the WHWCNC agreed that this is a good project and appropriate to its proposed location. Those representing the neighborhood of the proposed facility threatened a number of board members with reprisals, should they attend and vote their support of the proposed project. I believe that the acrimony from the representatives of the group opposing this project continues to have an impact on those who had previously strongly supported this project.

Again, I support the Eldercare project proposed for 6221 Fallbrook and hope that the Planning and Land Use Committee Members will do so as well. Los Angeles desperately needs quality Eldercare facilities adjacent to our neighborhoods.

Thank you for your attention.

Sincerely,



Pamela S. Aronoff

Date: 8/14/12

Submitted in PLUM Committee

Council File No: 12-1126

Item No.: 9

Deputy: Comm from Public

August 9th, 2012.

The Los Angeles City Council
Attn: City Clerk
200 N. Spring St
Los Angeles, CA., 90012
C.C., Los Angeles City Council PLUM Committee

John L. Sundahl
22 843 Erwin St.
Woodland Hills, 91367

RECEIVED I.O.P.
CITY CLERK OFFICE

2012 AUG 14 PM 3:24

CITY CLERK
BY _____ M.V.

6221 Fallbrook Eldercare
Walnut Acres

Date: 8/14/12
Submitted in via US mail Committee
Council File No: 12-1126
Item No.: 9 PLUM mtg
Deputy: Comm from Public

Ladies and Gentlemen:

I am writing this letter of appeal based on the complete disregard of the rights of property owners and citizens of Los Angeles by our Lame Duck City Councilman. The Los Angeles County Zoning Administrator recently had approved this case for construction of a commercial eldercare facility, located at 6221 North Fallbrook Ave., Woodland Hills, and in Judicial Action, this finding was overturned by the South Valley Appeals Board.

The original finding by the ZA was almost verbatim of the presentation by the developer and ignored the 5 findings which must **all be satisfied**

The project is definitely incompatible with this RA neighborhood and a lack of respect and consideration for the homeowners of the area who like the quiet environment and plan to live in the area for long term like myself. I am appealing to you to turn down the application to build this project which will grossly effect our neighborhood

1. **Increased Traffic, Noise and air pollution**

There will be a large obvious increase in Traffic due to the trucks, ambulances, residents, employees due to 100 people and their needs which will impact our residential neighborhood. The additional noise of required door alarms, ambulances and the **backup claxons on all delivery trucks as they must all backup.**

2. **Lack of parking spaces in the facility:** This commercial enterprise does not have sufficient parking spaces as compared to the others that have been surveyed. The developer stated that perhaps the majority of these employees will use public transportation or will not drive. On the days of their required inservice education, all the personnel will be present at the same time, the proposed facility do not have sufficient parking spaces for all of their employees. As we all know, if the business is to be successful, onsite parking spaces are usually insufficient. Parking will spill over onto Erwin St and others increasing congestion and affecting the character of the neighborhood.

3. **Problems with transient cars parked in front of our houses:** This insufficient parking at this proposed facility for their employees, private caregivers, family and friend visitors, and volunteers creates a situation that these people will be parking their cars on our neighborhood streets, in front of our houses. One of the developers had mentioned that one of his children parks his car regularly in front of his (the developer) house. Our visitors, our service people and ourselves will not have street space in front of our houses to park when on occasion, we need some extra space. My personal experience was that some of these transient people from this location where this commercial enterprise will be built is unsafe for our neighborhood, particularly in the aspect of petty theft.

4. **Decisions made by the nonresident of this RA zoned area:** It is obvious that neither the Councilman, Zoning Administrator nor the developer lives in the neighborhood of Walnut Acres, and they purposely disregard the law and ignore the overwhelming neighborhood opposition to this project. The Developer and his consultants have donated thousands of dollars in this "Pay for Play" situation.

In closing, I urge you to listen to and consider the neighborhood opposition to this project and disapprove this project immediately. Over 60 of the 120 neighbors in the 500 foot circle have signed letters and Petitions opposing this project and we have several hundred supporters who are very disturbed that this method of over-riding the Judicial process has occurred. This is a large commercial "for Profit Facility" charging \$5,000 to \$8,000 per month

John and Gisela Sundahl

John L. Sundahl, Gisela H. Sundahl

August 9thth, 2012.

The Los Angeles City Council
Attn: City Clerk
200 N. Spring St
Los Angeles, CA., 90012
C.C., Los Angeles City Council PLUM Committee

John L. Sundahl
22 843 Erwin St.
Woodland Hills,91367

6221 Fallbrook Eldercare
Walnut Acres

Ladies and Gentlemen:

I am writing this letter of appeal based on the complete disregard of the rights of property owners and citizens of Los Angeles by our Lame Duck City Councilman. The Los Angeles County Zoning Administrator recently had approved this case for construction of a commercial eldercare facility, located at 6221 North Fallbrook Ave., Woodland Hills, and in Judicial Action, this finding was overturned by the South Valley Appeals Board.

The original finding by the ZA was almost verbatim of the presentation by the developer and ignored the 5 findings which must **all be satisfied**

The project is definitely incompatible with this RA neighborhood and a lack of respect and consideration for the homeowners of the area who like the quiet environment and plan to live in the area for long term like myself. I am appealing to you to turn down the application to build this project which will grossly effect our neighborhood

1. **Increased Traffic, Noise and air pollution**

There will be a large obvious increase in Traffic due to the trucks, ambulances, residents, employees due to 100 people and their needs which will impact our residential neighborhood. The additional noise of required door alarms, ambulances and the **backup claxons on all delivery trucks as they must all backup.**

2. **Lack of parking spaces in the facility:** This commercial enterprise does not have sufficient parking spaces as compared to the others that have been surveyed. The developer stated that perhaps the majority of these employees will use public transportation or will not drive. On the days of their required inservice education, all the personnel will be present at the same time, the proposed facility do not have sufficient parking spaces for all of their employees. As we all know, if the business is to be successful, onsite parking spaces are usually insufficient. Parking will spill over onto Erwin St and others increasing congestion and affecting the character of the neighborhood.

3. **Problems with transient cars parked in front of our houses:** This insufficient parking at this proposed facility for their employees, private caregivers, family and friend visitors, and volunteers creates a situation that these people will be parking their cars on our neighborhood streets, in front of our houses. One of the developers had mentioned that one of his children parks his car regularly in front of his (the developer) house. Our visitors, our service people and ourselves will not have street space in front of our houses to park when on occasion, we need some extra space. My personal experience was that some of these transient people from this location where this commercial enterprise will be built is unsafe for our neighborhood, particularly in the aspect of petty theft.

4. **Decisions made by the nonresident of this RA zoned area:** It is obvious that neither the Councilman, Zoning Administrator nor the developer lives in the neighborhood of Walnut Acres, and they purposely disregard the law and ignore the overwhelming neighborhood opposition to this project. The Developer and his consultants have donated thousands of dollars in this "Pay for Play" situation.

In closing, I urge you to listen to and consider the neighborhood opposition to this project and disapprove this project immediately. Over 60 of the 120 neighbors in the 500 foot circle have signed letters and Petitions opposing this project and we have several hundred supporters who are very disturbed that this method of over-riding the Judicial process has occurred. This is a large commercial "for Profit Facility" charging \$5,000 to \$8,000 per month

John and Gisela Sundahl

John L. Sundahl, Gisela H. Sundahl

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.

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

Derek and Dana Weaver

22914 Sylvan Street

Woodland Hills, CA 91367

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

Handwritten note: Please give one copy she will place in the file

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

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

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

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

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

August 13, 2012

City Council Planning and Land Use Management Committee
Los Angeles, CA

Re: Eldercare Facility at 6221 Fallbrook Council File # 12-1126

Letter of Opposition to Councilman Zine's Motion

I reside at 22712 Erwin St, Woodland Hills, CA, and am just outside of the 500 foot radius from the proposed Eldercare Facility at 6221 Fallbrook Ave.

I have many concerns regarding the negative impact that this project would have on our neighborhood, both immediate and long-term. In reviewing the Findings for Approval in the Eldercare Ordinance, it seems that this project "would result in practical difficulties AND unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations." I must, therefore, ask that the Los Angeles PLUM Committee reject this proposed project.

August 13, 2012

Specifically it appears that Findings for Approval, Item 3 and 4 are NOT met. As you are aware, Item 3 states that for approval the project "Will not create an adverse impact on street access or circulation in the surrounding neighborhood."

• This project has only a small, 30-space parking area planned

• The project allows for one driveway into and out of the property. The small parking lot will not accommodate both cars and large delivery vehicles at the same time. Therefore, since there will always be cars in the parking area, the delivery vehicles will have to park in the street on busy Fallbrook Ave, creating unsafe conditions for other motorists, pedestrians, and the delivery drivers as they load/unload their supplies

• The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

Additionally, the neighborhood has concerns regarding the need and viability of this proposed facility. We have done our own survey of existing Eldercare facilities in the West Valley area and have determined that there is a minimum vacancy rate of 21%. We believe that the vacancy rate may actually be much higher than that due to facilities not being completely forthcoming with their vacancy rates. With such high vacancy rates at existing facilities, and knowing that there is at least one other 300-bed facility planned within 2 miles of the Fallbrook property, we have concerns of over-building of expensive eldercare facilities. If this particular facility is allowed to go forward, and then cannot fill its beds and operate profitably, what happens to it? With only 30 parking spaces to offer, what can it possibly be modified to accommodate? Then what happens to the neighborhood? Wouldn't that be "materially detrimental or injurious to properties or improvements in the immediate area"?

Thank you,
Dawn Stead

• The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

August 13, 2012

City Council Planning and Land Use Management Committee
Los Angeles, CA

Re: Eldercare Facility at 6221 Fallbrook Council File # 12-1126

Letter of Opposition to Councilman Zine's Motion

I reside at 22712 Erwin St, Woodland Hills, CA, and am just outside of the 500 foot radius from the proposed Eldercare Facility at 6221 Fallbrook Ave.

I have many concerns regarding the negative impact that this project would have on our neighborhood, both immediate and long-term. In reviewing the Findings for Approval in the Eldercare Ordinance, it seems that this project "would result in practical difficulties AND unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations." I must, therefore, ask that the Los Angeles PLUM Committee reject this proposed project.

August 13, 2012

Specifically it appears that Findings for Approval, Item 3 and 4 are NOT met. As you are aware, Item 3 states that for approval the project "Will not create an adverse impact on street access or circulation in the surrounding neighborhood."

City Council Planning and Land Use Management Committee
Los Angeles, CA

• This project has only a small, 30-space parking area planned

• The project allows for one driveway into and out of the property. The small parking lot will not accommodate both cars and large delivery vehicles at the same time. Therefore, since there will always be cars in the parking area, the delivery vehicles will have to park in the street on busy Fallbrook Ave, creating unsafe conditions for other motorists, pedestrians, and the delivery drivers as they load/unload their supplies

Re: Eldercare Facility at 6221 Fallbrook Council File # 12-1126

Letter of Opposition to Councilman Zine's Motion

I reside at 22712 Erwin St, Woodland Hills, CA, and am just outside of the 500 foot radius from the proposed Eldercare Facility at 6221 Fallbrook Ave.

• The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

In reviewing the Findings for Approval in the Eldercare Ordinance, it seems that this project "would result in practical difficulties AND unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations." Additionally, the neighborhood has concerns regarding the need and viability of this proposed facility. We have done our own survey of existing Eldercare facilities in the West Valley area and have determined that there is a minimum vacancy rate of 21%. We believe that the vacancy rate may actually be much higher than that due to facilities not being completely forthcoming with their vacancy rates. With such high vacancy rates at existing facilities, and knowing that there is at least one other 300-bed facility planned within 2 miles of the Fallbrook property, we have concerns of over-building of expensive eldercare facilities. If this particular facility is allowed to go forward, and then cannot fill its beds and operate profitably, what happens to it? With only 30 parking spaces to offer what can it possibly be modified to accommodate? Then what happens to the neighborhood? Wouldn't that be "materially detrimental or injurious to properties or improvements in the immediate area"?

Thank you,
Dawn Stead

• The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

Thank you,

August 13, 2012

City Council Planning and Land Use Management Committee
Los Angeles, CA

Re: Eldercare Facility at 6221 Fallbrook Council File # 12-1126

Letter of Opposition to Councilman Zine's Motion

I reside at 22712 Erwin St, Woodland Hills, CA, and am just outside of the 500 foot radius from the proposed Eldercare Facility at 6221 Fallbrook Ave.

I have many concerns regarding the negative impact that this project would have on our neighborhood, both immediate and long-term. In reviewing the Findings for Approval in the Eldercare Ordinance, it seems that this project "would result in practical difficulties AND unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations." I must, therefore, ask that the Los Angeles PLUM Committee reject this proposed project.

August 13, 2012

Specifically it appears that Findings for Approval, Item 3 and 4 are NOT met. As you are aware, Item 3 states that for approval the project "Will not create an adverse impact on street access or circulation in the surrounding neighborhood."

- This project has only a small, 30-space parking area planned
- The project allows for one driveway into and out of the property. The small parking lot will not accommodate both cars and large delivery vehicles at the same time. Therefore, since there will always be cars in the parking area, the delivery vehicles will have to park in the street on busy Fallbrook Ave, creating unsafe conditions for other motorists, pedestrians, and the delivery drivers as they load/unload their supplies
- The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

Additionally, the neighborhood has concerns regarding the need and viability of this proposed facility. We have done our own survey of existing Eldercare facilities in the West Valley area and have determined that there is a minimum vacancy rate of 21%. We believe that the vacancy rate may actually be much higher than that due to facilities not being completely forthcoming with their vacancy rates. With such high vacancy rates at existing facilities, and knowing that there is at least one other 300-bed facility planned within 2 miles of the Fallbrook property, we have concerns of over-building of expensive eldercare facilities. If this particular facility is allowed to go forward, and then cannot fill its beds and operate profitably, what happens to it? With only 30 parking spaces to offer, what can it possibly be modified to accommodate? Then what happens to the neighborhood? Wouldn't that be "materially detrimental or injurious to properties or improvements in the immediate area"?

Thank you,
Dawn Stead

- The delivery vehicles will block the site-line of motorists attempting to make turns out of Erwin Street, onto busy Fallbrook Ave. A street that the developers themselves have called a "secondary highway"

File No 121125

This letter is in regards to the massive proposed Elder Care Facility with a proposed location of 6221 Fallbrook Ave, Woodland Hills, CA. In short, I oppose this project.

The proposed massive Elder Care Facility will greatly and negatively impact surrounding property values due to the common knowledge fact that properties adjacent to commercial buildings are less desirable than properties located adjacent to like properties.

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

Sincerely,

Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

Sincerely,

Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

File No 17-1125

This letter is in regards to the massive proposed Elder Care Facility with a proposed location of 6221 Fallbrook Ave, Woodland Hills, CA. In short, I oppose this project.

The proposed massive Elder Care Facility will greatly and negatively impact surrounding property values due to the common knowledge fact that properties adjacent to commercial buildings are less desirable than properties located adjacent to like properties.

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

This letter is in regards to the massive proposed Elder Care Facility with a proposed location of 6221 Fallbrook Ave, Woodland Hills, CA. In short, I oppose this project.
Sincerely,

The proposed massive Elder Care Facility will greatly and negatively impact surrounding property values due to the common knowledge fact that properties adjacent to commercial buildings are less desirable than properties located adjacent to like properties.
Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

Sincerely,

Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

cc: [unclear] [unclear] [unclear]

File No 121125

This letter is in regards to the massive proposed Elder Care Facility with a proposed location of 6221 Fallbrook Ave, Woodland Hills, CA. In short, I oppose this project.

The proposed massive Elder Care Facility will greatly and negatively impact surrounding property values due to the common knowledge fact that properties adjacent to commercial buildings are less desirable than properties located adjacent to like properties.

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

This letter is in regards to the massive proposed Elder Care Facility with a proposed location of 6221 Fallbrook Ave, Woodland Hills, CA. In short, I oppose this project.
Sincerely,

The proposed massive Elder Care Facility will greatly and negatively impact surrounding property values due to the common knowledge fact that properties adjacent to commercial buildings are less desirable than properties located adjacent to like properties.
Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

The proposed massive Elder Care Facility will greatly increase traffic volume in the near vicinity on Fallbrook Avenue as well as the immediately adjacent Erwin Street. Traffic will be negatively impacted from Calvert Street to Victory Blvd on Fallbrook and with the increased speed limit of 45 mph on Fallbrook the increased traffic will present a new danger to drivers.

The proposed massive Elder Care Facility will be an immense departure from and completely inconsistent with the zoning code, the existing single family dwellings, and the style and arrangement of the current building structures on surrounding and neighboring properties. It just doesn't fit our neighborhood!

Please do not allow this project to continue forward and please do not consider like structures in our RA-1 zoned neighborhood in the future.

Sincerely,

Terry Coupe
23327 Califa St
Woodland Hills, CA 91367

File # 12-1126

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property having known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street
Woodland Hills, CA 91367

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property having known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street

Woodland Hills, CA

File # 12-1126

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property having known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street

Woodland Hills, CA 91367

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property having known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street

Woodland Hills, CA 91367

File #12-112C

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property having known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street
Woodland Hills, CA, 91367

We bought our home in Walnut Acres within the past year and have invested a lot of money in remodeling it. We would not have bought this property had we known about the ill-conceived project on the corner of Fallbrook and Erwin. This project would severely impact our home. The coming and going at all hours of the night, including emergency vehicles and services vehicles will increase the traffic dramatically. The increased traffic will be a danger to our small children and we are opposed to this project in any form! Also the possibility of only having 2 attendants for 76 beds at night increases the likelihood that Alzheimer's patients will wander from the home, creating havoc in the surrounding neighborhoods.

Best regards,

John & Amy Feldmann

22940 Erwin street
Woodland Hills, CA, 91367

Tuesday, August 14, 2012

File No 12-1125

This letter is in reference to the above item, which will be heard before the PLUM Committee on Tuesday August 14, 2012.

I urge the PLUM Committee and the entire City Council to reject the effort to overturn the democratic decision of the South Valley Area Planning Commission (SVAPC) that rejected the Zoning Administrator's approval of this project.

The SVPAC correctly found that the developer, the ZA and Councilman Zine failed to show that this project met all five (5) findings required by law for such a project.

As an expert on the factors that affect property values, I have seen no evidence that the developer, et. al. conducted any studies that showed its project:

Requirement (1) Will not be **materially detrimental or injurious to properties or improvements** in the immediate area;
Requirement (3) Will not create an **adverse impact on street access or circulation in the surrounding neighborhood**

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all five (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

Sincerely,

Monique Bryher, Broker-Associate/Realtor
Pinnacle Estate Properties, Inc.
cell: 818-430-6705 / office: 818-774-0043
Ca. Lic. #01766461

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all five (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

File No 12-1125

Tuesday, August 14, 2012

This letter is in reference to the above item, which will be heard before the PLUM Committee on Tuesday August 14, 2012.

I urge the PLUM Committee and the entire City Council to reject the effort to overturn the democratic decision of the South Valley Area Planning Commission (SVAPC) that rejected the Zoning Administrator's approval of this project.

The SVPAC correctly found that the developer, the ZA and Councilman Zine failed to show that this project met all five (5) findings required by law for such a project.

As an expert on the factors that affect property values, I have seen no evidence that the developer, et. al. conducted any studies that showed its project:

- Requirement (1) Will not be **materially detrimental or injurious to properties or improvements in the immediate area;**
- Requirement (3) Will not create an **adverse impact on street access or circulation in the surrounding neighborhood**

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all five (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

Sincerely,

As an expert on the factors that affect property values, I have seen no evidence that the developer, et. al. conducted any studies that showed its project

Monique Bryher, Broker-Associate/Realtor
Pinnacle Estate Properties, Inc.
cell: 818-430-6705 / office: 818-774-0043
Ca. Lic. #01766461

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all the (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

Sincerely,

Tuesday, August 14, 2012

File # 12-1125

This letter is in reference to the above item, which will be heard before the PLUM Committee on Tuesday August 14, 2012.

I urge the PLUM Committee and the entire City Council to reject the effort to overturn the democratic decision of the South Valley Area Planning Commission (SVAPC) that rejected the Zoning Administrator's approval of this project.

The SVPAC correctly found that the developer, the ZA and Councilman Zine failed to show that this project met all five (5) findings required by law for such a project.

As an expert on the factors that affect property values, I have seen no evidence that the developer, et. al. conducted any studies that showed its project:

- Requirement (1) Will not be **materially detrimental or injurious to properties or improvements in the immediate area;**
- Requirement (3) Will not create an **adverse impact on street access or circulation in the surrounding neighborhood**

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all five (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

Sincerely,

Monique Bryher, Broker-Associate/Realtor
Pinnacle Estate Properties, Inc.
cell: 818-430-6705 / office: 818-774-0043
Ca. Lic. #01766461

Every City Councilmember who voted to seize jurisdiction over the SVPAC and its decision, reached after reading the ZA's findings and listening to testimony from both sides of the issue, has shown despise for the democratic process.

No project - including this one - should proceed without having met all five (5) legal requirements, regardless of the popularity of the project with a Councilmember or his campaign contributors. In fact, ignoring the law as a matter of convenience will have future negative impacts to other neighborhoods as the City Council engages in decision-making based on self-interest rather than both the law and the will of voting property owners.

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **STOP** your attempt to use your influence over other council members to overturn a decision on this project that was made after **MANY** months of review and negotiations between the Zoning Administrator, the developer, and the residents!!! In addition to the fact that the subject property would result in difficulties or hardships on the adjacent neighborhood, it is also **INCONSISTENT** with the general purpose and intent of the zoning regulations!! Please remember that the Eldercare Facility **MUST MEET ALL 5 CRITERIA** - and research shows you that it does **NOT**

On a personal level, I want to say how disappointed we are in your attempt to coerce your fellow councilmembers into rejecting this project that has already been proven unworthy:(We know they have not studied (or even READ) the background on this facility, but in a "you scratch my back, I'll scratch yours" move, they defer to your opinion - and you have chosen to attempt to "bully" your residents in a lame-duck move in order to win favor with a major contributor to your campaigns, but this move is not going unnoticed by your constituents either in OR out of that neighborhood!

We are Neighborhood Watch Block Captains just north of Vanowen and Fallbrook who have supported you for years because of your previous commitment to help residents with neighborhood issues. Regardless of how you might protest, your action on this matter gives the appearance that you are deeply entrenched in "Pay to Play" politics:(You are not just abstaining on the issue but are taking the lead role **AGAINST** a decision that was made after many months of "due process" during which residents made great sacrifices of time and money to defend their neighborhood.

This project was denied because it does not meet all 5 required criteria, and your choice to support a campaign contributor over the residents you were elected to represent will not go unnoticed the next time many of us vote for an office of which you are a candidate. It is hard not to reach the conclusion that you have been corrupted by politics when your actions seek to make a "mockery" of legitimate due process. Please take a step back and re-consider your motivations for this action.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

Sincerely yours

Jim and Elaine Boynton

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **STOP** your attempt to use your influence over other council members to overturn a decision on this project that was made after MANY months of review and negotiations between the Zoning Administrator, the developer, and the residents!!! In addition to the fact that the subject property would result in difficulties or hardships on the adjacent neighborhood, it is also **INCONSISTENT** with the general purpose and intent of the zoning regulations!! Please remember that the Eldercare Facility **MUST MEET ALL 5 CRITERIA** - and research shows you that it does **NOT**

On a personal level, I want to say how disappointed we are in your attempt to coerce your fellow councilmembers into rejecting this project that has already been proven unworthy:(We know they have not studied (or even READ) the background on this facility, but in a "you scratch my back, I'll scratch yours" move, they defer to your opinion - and you have chosen to attempt to "bully" your residents in a lame-duck move in order to win favor with a major contributor to your campaigns, but this move is not going unnoticed by your constituents either in OR out of that neighborhood!

We are Neighborhood Watch Block Captains just north of Vanowen and Fallbrook who have supported you for years because of your previous commitment to help residents with neighborhood issues. Regardless of how you might protest, your action on this matter gives the appearance that you are deeply entrenched in "Pay to Play" politics:(You are not just abstaining on the issue but are taking the lead role **AGAINST** a decision that was made after many months of "due process" during which residents made great sacrifices of time and money to defend their neighborhood.

This project was denied because it does not meet all 5 required criteria, and your choice to support a campaign contributor over the residents you were elected to represent will not go unnoticed the next time many of us vote for an office of which you are a candidate. It is hard not to reach the conclusion that you have been corrupted by politics when your actions seek to make a "mockery" of legitimate due process. Please take a step back and re-consider your motivations for this action.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

We are disappointed in your attempt to coerce your fellow councilmembers into rejecting and supporting a project that has already been proven unworthy:(We know they have not studied (or even READ) the background on this facility, but in a "you scratch my back, I'll scratch yours" move, they defer to your opinion - and you have chosen to attempt to "bully" your residents in a lame-duck move in order to win favor with a major contributor to your campaigns, but this move is not going unnoticed by your constituents either in OR out of that neighborhood!

This project was denied because it does not meet all the required criteria, and your choice to support a campaign contributor over the residents you were elected to represent will not go unnoticed the next time many of us vote for an office of which you are a candidate. It is hard not to reach the conclusion that you have been corrupted by politics when your actions seek to make a "mockery" of legitimate due process. Please take a step back and re-consider your motivations for this action.

Sincerely yours,

Jim and Elaine Boynton

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **STOP** your attempt to use your influence over other council members to overturn a decision on this project that was made after MANY months of review and negotiations between the Zoning Administrator, the developer, and the residents!!! In addition to the fact that the subject property would result in difficulties or hardships on the adjacent neighborhood, it is also **INCONSISTENT** with the general purpose and intent of the zoning regulations!! Please remember that the Eldercare Facility **MUST MEET ALL 5 CRITERIA** - and research shows you that it does **NOT**

On a personal level, I want to say how disappointed we are in your attempt to coerce your fellow councilmembers into rejecting this project that has already been proven unworthy:(We know they have not studied (or even READ) the background on this facility, but in a "you scratch my back, I'll scratch yours" move, they defer to your opinion - and you have chosen to attempt to "bully" your residents in a lame-duck move in order to win favor with a major contributor to your campaigns, but this move is not going unnoticed by your constituents either in OR out of that neighborhood!

We are Neighborhood Watch Block Captains just north of Vanowen and Fallbrook who have supported you for years because of your previous commitment to help residents with neighborhood issues. Regardless of how you might protest, your action on this matter gives the appearance that you are deeply entrenched in "Pay to Play" politics:(You are not just abstaining on the issue but are taking the lead role **AGAINST** a decision that was made after many months of "due process" during which residents made great sacrifices of time and money to defend their neighborhood.

This project was denied because it does not meet all 5 required criteria, and your choice to support a campaign contributor over the residents you were elected to represent will not go unnoticed the next time many of us vote for an office of which you are a candidate. It is hard not to reach the conclusion that you have been corrupted by politics when your actions seek to make a "mockery" of legitimate due process. Please take a step back and re-consider your motivations for this action.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

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.

Dear Councilman,
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

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.

Dear Councilman,

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

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

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaign! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaign! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaigns! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307 at 6221 Fallbrook, Council File # 12-1126

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaigns! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

Re: Eldercare Facility at 6221 Fallbrook. Council File # 12-1126

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaigns! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours,

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

We live a short way from this proposed project and we urge you to **VOTE NO** on this project. The project underwent many months of review and negotiations between the Zoning Administrator, the developer, and the residents - and it was denied. In addition to the fact that the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, please note that the Zoning Administrator must find that the Eldercare Facility must meet ALL 5 criteria - and research will show you that it does not.

Please do not "rubber stamp" Dennis Zine's attempt to "bully" residents in order to win favor with a major contributor to his campaigns! Please **READ** the file carefully and consider the severe impact on the surrounding neighborhood **BEFORE YOU VOTE** on this large, commercial development in a residential neighborhood. Do not let Dennis Zine make a "mockery" of the legitimate due process that so many people have contributed to over these past months.

Sincerely yours

Jim and Elaine Boynton

6953 Minstrel Avenue

West Hills, CA 91307

Jim
Elaine
Boynton

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.

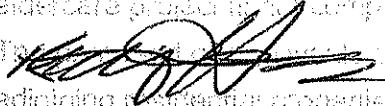
The majority of neighbors surrounding the property are opposed to the proposed project. Councilman Dennis Zine discarded the voice of the majority of the neighbors and the decision of the SVAPC by having the LA City Council take jurisdiction of the issue. Please support the majority of the Woodland Hills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

The proposed massive eldercare facility on residential land 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.

Yours truly,


Keith Heavenridge
22903 Sylvan Street
Woodland Hills, CA 91367

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.

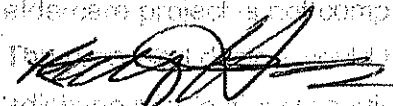
The five requirements and prerequisites for allowing an eldercare facility on residential land without a zoning change have not been met. The massive commercial eldercare project is not compatible with existing development on neighboring properties. The proposed design would be materially detrimental 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. I agree with the decision made by the South Valley Area Planning Commission (SVAPC). 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.

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

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. I agree with the decision made by the South Valley Area Planning Commission. 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.

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

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.

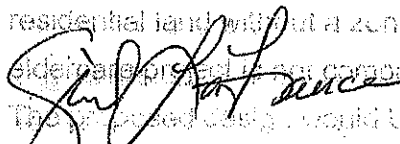
The majority of neighbors surrounding the property are opposed to the proposed project. Councilman Dennis Zine discarded the voice of the majority of the neighbors and the decision of the SVAPC by having the LA City Council take jurisdiction of the issue. I agree with the decision made by the South Valley Area Planning Commission.

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.

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

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. Facility at 6221 Fallbrook Ave., Woodland Hills, CA 91367

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. I agree with the decision made by the South Valley Area Planning Commission (SVAPC). 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.

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.

YOU

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. I agree with the decision made by the South Valley Area Planning Commission (SVAPC). 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.

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.

YOU

Re: Eldercare Facility at 6221 Fallbrook
Council File # 12-1126

8/13/12

To Whom It May Concern:

I have worked very for thirty eight years to build a wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our animals love our grandchildren.

Please do not let this commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis,

This project is too large for the property and fails to meet the city's requirements for elder care facilities.

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

To Whom It May Concern:

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

I have worked very for thirty eight years to build a wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our

22837 Hatteras St

Woodland Hills, CA 91367

richard@showreel.com

323-270-2040

Please do not let this commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis,

We do understand what it's like to grow old. This project is too large for the property and fails to meet the city's requirements for elder care facilities.

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

Re: Eldercare Facility at 6221 Fallbrook
Council File # 12-1126

8/13/12

To Whom It May Concern:

I have worked very for thirty eight years to build a wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our animals love our grandchildren.

Please do not let this commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis,

This project is too large for the property and fails to meet the city's requirements for elder care facilities.

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

To Whom It May Concern:

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

I have worked very for thirty eight years to build a wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our

22837 Hatteras St

Woodland Hills, CA 91367

richard@showreel.com

323-270-2040

a commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis,

We do understand what it's like to grow old. This project is too large for the property and fails to meet the city's requirements for elder care facilities.

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

To Whom It May Concern:

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

Re: Eldercare Facility at 6221 Fallbrook
Council File # 12-1126

8/13/12

To Whom It May Concern:

I have worked very for thirty eight years to build a wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our animals love our grandchildren.

Please do not let this commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis,

This project is too large for the property and fails to meet the city's requirements for elder care facilities.

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

To Whom It May Concern:

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

I have worked very for thirty eight years to build is wonderful Home in Walnut Acres. My grandchildren love the RA1 neighborhood and our

22837 Hatteras St

Woodland Hills, CA 91367

richard@showreel.com

323-270-2040

that this commercial project be built in our residential neighborhood, traffic alone on the Ventura Freeway is difficult enough to deal with on a daily basis.

We do understand what it's like to grow old. This project is too large for the property and fails to meet the city's requirements for elder care facilities

The city's elder care ordinance says such facilities must not detract from surrounding areas, must include certain specific amenities and be in conformance with the city's general plan.

Please do not let this happen

Richard Jackson Age 67

Lynne Jackson Age 66

File No 12 1126

Councilmembers:

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

Joseph P. Heffernan

Mary E. Heffernan

22920 Hatteras Street
Woodland Hills, CA 91367

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

Joseph P. Heffernan

Mary E. Heffernan

22920 Hatteras Street

Woodland Hills, CA 91367

File # 12112C

Councilmembers:

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

Joseph P. Heffernan
Mary E. Heffernan

22920 Hatteras Street
Woodland Hills, CA 91367

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

Joseph P. Heffernan

Mary E. Heffernan

22920 Hatteras Street

Woodland Hills, CA 91367

File No 12-1126

Councilmembers:

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

It has come to my attention that lame duck Councilmember Dennis Zine has sold out Walnut Acres in Woodland Hills on behalf of a Developer who wants to construct an eldercare facility at the location indicated above even though the findings required to grant approval to construct such a facility in a residential neighborhood without a change in zoning have not been satisfied. It is laughable to think that there are elders in the Walnut Acres community who want this facility. If a busload of elders show up at the meeting next week, you can be sure they are not residents of Walnut Acres. I live in the community and know no one who favors it. The facility, among other objections, would clearly be materially detrimental and injurious to properties and improvements in the immediate area, will create an adverse impact on street access and circulation in the surrounding neighborhood and is incompatible with existing neighboring properties. I am not opposed to elder housing but it should be constructed in a commercial rather than residential area.

Joseph P. Heffernan
Mary E. Heffernan

Woodland Hills, CA 91367

I am so disappointed in Councilmember Zine. I did not realize how insincere he was in representing his district, particularly the Walnut Acres area. I know he wants to run for Controller and needs contributions but selling out his constituents to achieve that goal shows a lack of character which in my opinion disqualifies him for the office he aspires to hold in the City of Los Angeles. I know that some other Councilmembers are seeking higher office and hope they and all of you will share my view that this project is inappropriate for Walnut Acres and refuse to assume jurisdiction in this case and take it away from the South Valley Area Planning Commission who has already disapproved this project. It would be so encouraging to the Walnut Acres community if you did not assume jurisdiction and let the matter be decided by people who are most affected by it. Perhaps I am naïve in thinking that is possible but I sure hope not.

Joseph P. Heffernan
Mary E. Heffernan

22920 Hatteras Street
Woodland Hills, CA 91367

File No 12-1126

The proposed eldercare facility does not meet the five standards required by law and was rejected by the SV Area Planning Commissioners in a 4-1 decision. These members are appointed by the mayor to learn the laws of the land use regulations and make careful decisions based on facts presented. Decisions made are only based on law, not feelings. This is not a political issue. It is a "law" issue that has already been determined by the correct commission.

There is a very strange and unethical turn that has taken regarding this situation from Councilman Zine. He is so determined to have this facility built and seems to stop at nothing to do so. Bringing in busloads of seniors who don't own property in the neighborhood to speak in favor of the facility seems nothing short of desperate.

There is a beautiful facility in Woodland Hills on Ventura Blvd that offers this same type care and service. The only difference is that it is located in an appropriately zoned area. There is no shortage of senior facilities large or small in the west valley.

While we do not have any "hotel" size facilities in Walnut Acres, since that would be violating land use regulation laws, we do have numerous smaller residential-type facilities throughout the neighborhood. I have one across the street from me and have no issues with it being there. It looks like a single family residence, does not detract from the looks of the neighborhood, does not impact traffic or parking in the area, and does not intrude on the peace and quiet of our beautiful community. However, if it were the size of a hotel, I would definitely have an issue with it.

I am asking that you respect the well informed law based decision made by the SV Area Planning Commission on June 28, 2012.

Pati Moser

23547 Burbank Blvd

While we do not have any "hotel" size facilities in Walnut Acres, since that would be violating land use regulation laws, we do have numerous smaller residential-type facilities throughout the neighborhood. I have one across the street from me and have no issues with it being there. It looks like a single family residence, does not detract from the looks of the neighborhood, does not impact traffic or parking in the area, and does not intrude on the peace and quiet of our beautiful community. However, if it were the size of a hotel, I would definitely have an issue with it.

File No 12-1126

The proposed eldercare facility does not meet the five standards required by law and was rejected by the SV Area Planning Commissioners in a 4-1 decision. These members are appointed by the mayor to learn the laws of the land use regulations and make careful decisions based on facts presented. Decisions made are only based on law, not feelings. This is not a political issue. It is a "law" issue that has already been determined by the correct commission.

There is a very strange and unethical turn that has taken regarding this situation from Councilman Zine. He is so determined to have this facility built and seems to stop at nothing to do so. Bringing in busloads of seniors who don't own property in the neighborhood to speak in favor of the facility seems nothing short of desperate.

There is a beautiful facility in Woodland Hills on Ventura Blvd that offers this same type care and service. The only difference is that it is located in an appropriately zoned area. There is no shortage of senior facilities large or small in the west valley.

While we do not have any "hotel" size facilities in Walnut Acres, since that would be violating land use regulation laws, we do have numerous smaller residential-type facilities throughout the neighborhood. I have one across the street from me and have no issues with it being there. It looks like a single family residence, does not detract from the looks of the neighborhood, does not impact traffic or parking in the area, and does not intrude on the peace and quiet of our beautiful community. However, if it were the size of a hotel, I would definitely have an issue with it.

I am asking that you respect the well informed law based decision made by the SV Area Planning Commission on June 28, 2012.

Pati Moser
23547 Burbank Blvd

While we do not have any "hotel" size facilities in Walnut Acres, since that would be violating land use regulation laws, we do have numerous smaller residential-type facilities throughout the neighborhood. I have one across the street from me and have no issues with it being there. It looks like a single family residence, does not detract from the looks of the neighborhood, does not

File No 12-1126

The proposed eldercare facility does not meet the five standards required by law and was rejected by the SV Area Planning Commissioners in a 4-1 decision. These members are appointed by the mayor to learn the laws of the land use regulations and make careful decisions based on facts presented. Decisions made are only based on law, not feelings. This is not a political issue. It is a "law" issue that has already been determined by the correct commission.

There is a very strange and unethical turn that has taken regarding this situation from Councilman Zine. He is so determined to have this facility built and seems to stop at nothing to do so. Bringing in busloads of seniors who don't own property in the neighborhood to speak in favor of the facility seems nothing short of desperate.

There is a beautiful facility in Woodland Hills on Ventura Blvd that offers this same type care and service. The only difference is that it is located in an appropriately zoned area. There is no shortage of senior facilities large or small in the west valley.

While we do not have any "hotel" size facilities in Walnut Acres, since that would be violating land use regulation laws, we do have numerous smaller residential-type facilities throughout the neighborhood. I have one across the street from me and have no issues with it being there. It looks like a single family residence, does not detract from the looks of the neighborhood, does not impact traffic or parking in the area, and does not intrude on the peace and quiet of our beautiful community. However, if it were the size of a hotel, I would definitely have an issue with it.

I am asking that you respect the well informed law based decision made by the SV Area Planning Commission on June 28, 2012.

Pati Moser
23547 Burbank Blvd

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.

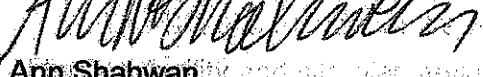
On June 28, 2012, the South Valley Area Planning Commission (SVAPC) heard the pros and cons of constructing a 50,000+ square foot eldercare facility on the approximately 1.5 acre lot listed above. The current landowner, prospective developer, and many neighbors of the property and surrounding neighborhood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


Ann Shahwan
22930 Sylvan Street
Woodland Hills, CA 91367
July 23, 2012

The massive commercial eldercare project is not compatible with existing Council 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.**

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 Council 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.

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 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.**

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

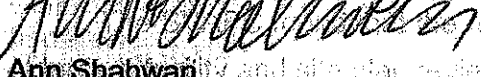
This letter is to oppose the proposed construction of an eldercare facility at 6221 Fallbrook Avenue.

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 Council 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. Valley Area Planning Commission (SVAPC) heard the project. 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. The SVAPC granted the appeal to overturn the Zoning Administrator's determination that granted the construction, use and maintenance of an eldercare facility.


Ann Shahwan
22930 Sylvan Street
Woodland Hills, CA 91367

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

To: Members of PLUM and City Council

From: Henry Rice

Re: Eldercare Facility at 6221 Fallbrook Council File# 12-1126

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced proposed eldercare facility on Fallbrook Avenue. The massive, commercial facility surrounded by single family residences is totally out of character in this community. The proposed two story structure is oversized for the lot, overshadows surrounding single story dwellings and very likely violates the Mansionization ordinance. In addition the proposed project does not provide sufficient off street parking, thus forcing parking onto the streets in the neighborhood.

As proposed the project cannot meet all of the five findings necessary for approval. Specifically the following findings will not be met:

1. Will not be materially detrimental or injurious to properties or improvements in the immediate area.
2. Will not create an adverse impact on street access or circulation in the surrounding neighborhood.
3. Consists of buildings and structures (including, height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties. The proposed two story structure is oversized for the lot, overshadows surrounding single story dwellings and very likely violates the mansionization ordinance. In addition the proposed project does not provide sufficient off street parking, thus forcing parking onto the streets in the neighborhood.

Regarding finding #3 – the height and bulk, and lack of off-street parking make the project not compatible with existing and planned future development on neighborhood properties.

For the above reasons I strongly urge you to vote against this proposed eldercare facility.

Thank you for your time and consideration.

A concerned resident,

Henry Rice

1. Will not be materially detrimental or injurious to properties or improvements in the immediate area.
2. Will not create an adverse impact on street access or circulation in the surrounding neighborhood.
3. Consists of buildings and structures (including, height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.

Regarding finding #1 – the proposed project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties.

Regarding finding #2 – by not having sufficient off street parking facilities will have an adverse impact on street access and circulation in the surrounding neighborhood.

To: Members of PLUM and City Council

From: Henry Rice

Re: Eldercare Facility at 6221 Fallbrook Council File# 12-1126

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced proposed eldercare facility on Fallbrook Avenue. The massive, commercial facility surrounded by single family residences is totally out of character in this community. The proposed two story structure is oversize for the lot, overshadows surrounding single story dwellings and very likely violates the Mansionization ordinance. In addition the proposed project does not provide sufficient off street parking, thus forcing parking onto the streets in the neighborhood.

As proposed the project cannot meet all of the five findings necessary for approval. Specifically the following findings will not be met:

1. Will not be materially detrimental or injurious to properties or improvements in the immediate area.
2. Will not create an adverse impact on street access or circulation in the surrounding neighborhood.

To: Members of PLUM and City Council

From: Henry Rice

3. Consists of buildings and structures (including, height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced

Regarding finding #1 – the proposed project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties.

Regarding finding #2 – by not having sufficient off street parking facilities will have an adverse impact on street access and circulation in the surrounding neighborhood.

Regarding finding #3 – the height and bulk, and lack of off-street parking make the project not compatible with existing and planned future development on neighborhood properties.

For the above reasons I strongly urge you to vote against this proposed eldercare facility.

Thank you for your time and consideration.

A concerned resident,

Henry Rice

2. Will not create an adverse impact on street access or circulation in the surrounding neighborhood.
3. Consists of buildings and structures (including, height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.

Regarding finding #1 – the proposed project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties.

Regarding finding #2 – by not having sufficient off street parking facilities will have an adverse impact on street access and circulation in the surrounding neighborhood.

To: Members of PLUM and City Council

From: Henry Rice

Re: Eldercare Facility at 6221 Fallbrook Council File# 12-1126

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced proposed eldercare facility on Fallbrook Avenue. The massive, commercial facility surrounded by single family residences is totally out of character in this community. The proposed two story structure is oversize for the lot, overshadows surrounding single story dwellings and very likely violates the Mansionization ordinance. In addition the proposed project does not provide sufficient off street parking, thus forcing parking onto the streets in the neighborhood.

As proposed the project cannot meet all of the five findings necessary for approval. Specifically the following findings will not be met:

1. Will not be materially detrimental or injurious to properties or improvements in the immediate area.
2. Will not create an adverse impact on street access or circulation in the surrounding neighborhood.
3. Consists of buildings and structures (including, height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other pertinent improvements, which is or will be compatible with existing and planned future development on neighboring properties.

I am a longtime resident of the Walnut Acres community and I am opposed to the referenced project. Regarding finding #1 - the proposed project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties. The proposed two story structure is oversize for the lot, overshadows surrounding single story dwellings and very likely violates the Mansionization ordinance. Regarding finding #2 - by not having sufficient off street parking facilities will have an adverse impact on street access and circulation in the surrounding neighborhood. In addition the proposed project does not provide sufficient off street parking, thus forcing parking onto the streets in the neighborhood.

Regarding finding #3 - the height and bulk, and lack of off-street parking make the project not compatible with existing and planned future development on neighborhood properties. As proposed the project cannot meet all of the five findings necessary for approval. Specifically the following findings will not be met:

For the above reasons I strongly urge you to vote against this proposed eldercare facility.

Thank you for your time and consideration.

A concerned resident,

Henry Rice

Regarding finding #1 - the proposed project by overshadowing and being out of character with the surrounding single family dwellings will be detrimental to those properties.

Regarding finding #2 - by not having sufficient off street parking facilities will have an adverse impact on street access and circulation in the surrounding neighborhood.

File No 12-1125

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

File No 12-1120

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

File No 12-1126

Councilman Reyes,

As a long time resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a longtime resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,

Henry Spitzer

Councilman Reyes,

As a longtime resident of this neighborhood, I urge you not to approve this blight on our neighborhood. This facility only benefits the present property owner and the builder.

As a senior (I'm 70), I can tell you that this place will not be affordable to the overwhelming majority of seniors.

As a neighbor I can tell you this facility will be a parking, traffic and noise disaster for us.

Please do not approve this project.

Thank you,