

Susan Klenner
23150 Collins Street
Woodland Hills, California 91367
(818) 347-7050 walnutacres@klenners.com

August 13, 2012 – VIA EMAIL – HARD COPY TO CITY CLERK FOLLOWS

The Honorable
Councilman Mitchell Englander
Councilman Ed Reyes
Councilman José Huizar
Members of the Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, California 90012

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Re: Eldercare Facility at 6221 Fallbrook Ave., Woodland Hills, CA 91367
Council File # 12-1126 and ZA-2011-2679-ELD-SPR

Dear Councilmembers:

As a resident of Walnut Acres for 42 years, as co-founder and former director of the now defunct Walnut Acres Neighborhood Association, and as a long-time licensed California Real Estate Broker (retired) specialized in the marketing of RA zoned property, I have a deep familiarity with the neighborhood known informally as Walnut Acres and a broad circle of friends and acquaintances there. Nevertheless I write as an individual; I represent no one other than myself.

Over the years I have seen the fleeting intrusion into our neighborhood of such illegal commercial ventures as a *de facto* film studio, a dog-boarding kennel and a limousine service. Of course I actively opposed all of them. However, upon thoughtful examination of the referenced proposal for an Eldercare facility at 6221 Fallbrook, I recognize that it will be an asset to the neighborhood, provide a buffer to protect surrounding homes from the noisy traffic of Fallbrook Avenue and be an elegant contribution to our community's services for addressing the needs of its aging population.

By virtue of the above experience—both personal and professional—I believe I am in a position to share with you some facts about Walnut Acres and about some of the arguments that have been raised against the proposed development of 6221 Fallbrook.

- (1) Ms. Donna Schuele, the Representative of the Appellants who oppose the project at 6221 Fallbrook, has implied that she represents Walnut Acres. Today there is no neighborhood association in Walnut Acres.
- (2) The Appellants' Representative and her colleagues represent only themselves as individuals or at most their small *ad hoc* group of folks who oppose the development of 6221 Fallbrook. In addition to a few Walnut Acres residents, this *ad hoc* group includes a number of people who reside outside of Walnut Acres and who will not be affected by this development.
- (3) Walnut Acres is the unofficial name of a neighborhood of generally contiguous RA properties including approximately 600 homes. I've spoken informally with a number of people in the neighborhood. Although some of these people have received scurrilous and misleading emails urging them to oppose the referenced project, none of the people with whom I have spoken has been systematically polled by anyone with respect to their opinions on the proposed project at 6221 Fallbrook. The opposition claims

that Walnut Acres residents unanimously oppose this development. On the face of it, that claim is an untruth. Since no one has polled the neighborhood, the assertion that the *ad hoc* group reflects any broad neighborhood sentiment is simply not true.

- (4) Prior to the passage of the Mansionization Ordinance, the Walnut Acres Neighborhood Association campaigned for the establishment of an Interim Control Ordinance to protect Walnut Acres from inappropriate development, *i.e.*, huge houses on small lots and unsuitable parcel map divisions. In order to define the neighborhood my husband and I created and Ms. Schuele endorsed a map of the generally contiguous RA properties to be included in the proposed ICO, and the Association adopted that map for use in its effort. The map did not include 6221 Fallbrook. 6221 Fallbrook is outside of the neighborhood and it is on a busy thoroughfare. The claim by the opposition that it lies in the heart of Walnut Acres is false.
- (5) As to the purported protection of animal-keeping rights: although some of the properties on the north side of Erwin St. adjoining and adjacent to 6221 Fallbrook are nominally zoned RA, as a practical matter none of them can accommodate the keeping of farm animals. Consequently, there are no animal-keeping privileges that would be affected by the proposed development.
- (6) Although the Woodland Hills Warner Center Neighborhood Council and its PLUM Committee took up the matter of 6221 Fallbrook, neither the Council nor its PLUM Committee was able to reach a decision with respect to this matter. Thus no member of the Neighborhood Council or its PLUM Committee can speak for the Neighborhood Council with respect to 6221 Fallbrook. They can speak only for themselves as individuals or for the *ad hoc* group.

I have read the Zoning Administrator's report and findings in the referenced case, and insofar as I am knowledgeable and qualified, I believe that report to be a thorough and thoughtful analysis of the matter at hand. Please understand that I write out of great concern for the future of my neighborhood and my community. I hope that you will adopt a forward-looking approach to the referenced project accept the ZA's report and recommend to the full Council that the proposed Eldercare facility be built at 6221 Fallbrook.

Thank you for taking into account this somewhat lengthy letter.

Respectfully,



Susan Klenner

cc via email: Councilmembers Paul Krekorian, Dennis P. Zine, Tom LaBonge, Paul Koretz, Tony Cardenas, Richard Alarcón, Bernard Parks, Jan Perry, Herb Wesson, Bill Rosendahl, Eric Garcetti, Joe Buscaino

Susan Klenner – Statement to Los Angeles City Council PLUM Committee

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

Council File # 12-1126

In more than four decades in Walnut Acres I have seen the fleeting intrusion into our neighborhood of such illegal commercial ventures as a *de facto* film studio and a dog boarding kennel, and of course I have opposed them.

However upon thoughtful examination of the current proposal for 6221 Fallbrook, I have recognized that it will be an asset to the neighborhood, provide a buffer to protect surrounding homes from the noisy traffic of Fallbrook Avenue and be an elegant contribution to our community's ways of addressing the needs of an aging population.

I am no longer young, and while aging in place might be my preference, if it should become necessary for me to find shelter in an assisted living facility, I would not want to be warehoused in unfamiliar commercial surroundings, but instead I would hope to live out my time close to the familiar scenes, friends and family of my youth and middle years. That, of course, is the concept of 6221 Fallbrook, and I applaud it.

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.

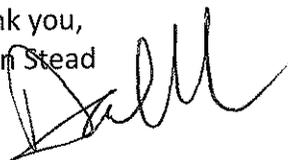
I have many concerns regarding the negative impact that this project would have on our neighborhood, both immediate and long-term. In reviewing the Findings for Approval in the Eldercare Ordinance, it seems that this project "would result in practical difficulties AND unnecessary hardships inconsistent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

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



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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.

Please do not let this happen

Richard Jackson Age 67
Lynne Jackson Age 66

22837 Hatteras St
Woodland Hills, CA 91367
richard@showreel.com
323-270-2040

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We do understand what it's like to grow old.