



**Minutes of the
SPECIAL FULL BOARD MEETING
Tuesday, February 28, 2012 – 6:30 pm
Holiday Inn – Conference Room
21101 Ventura Boulevard, Woodland Hills, CA 91364**

Call to Order

The Meeting was called to order at 6:30 by NC Board Officer, Paul Shively
Mr. Shively was assisted by Board Parliamentarian, Jim Dawson

Pledge of Allegiance

The Pledge of Allegiance was conducted

Roll Call:

Board Members Present: Jim Dawson, John Strand, Pamela Aronoff, Karen Koe, Herb Madsen, William Anderson, Steven Santen, Dorothy Koetz, Paul Shively, Joyce Fletcher, Pat Patton, August Steurer, Jonathan Krausche, Colleen Marmor, Joey Benghiat, Jim Anderson

Board Members Absent: Joyce Pearson, Robert Fedor

Board Members Excused or Recused: Scott Silversten, Dennis DiBiase, Gordon Murley, Kristi Blicharski, Martin Lipkin,

Alternate Board Members Present: Kathy Davis

Alternate Board Members Absent: Robert Taylor, Albert Saur, Colleen Langford, Leigh Myers, Chris Boscarino

Alternate Board Members Excused or Recused: Sean McCarthy

A quorum was reached of (16) Board members present

**ITEM NO. (1) Joyce Fletcher, PLUM Committee member
(12-004)ZA-2011-2679-ELD-SPR**

Discussion and possible action regarding the neutral recommendation of the Planning, Land Use and Mobility Committee concerning proposed eldercare facility located at 6221 Fallbrook Avenue, Woodland Hills, CA 91367

Mr. Shively opened the discussion.

Both the Applicant and the Homeowners were provided thirty minutes to present their comments.

The Applicant spoke first:

Applicant: Chandler Pratt & Partners was represented by Dan Chandler, Ken Barry and Brad Rosenheim.

Brad Rosenheim thanked the PLUM Committee and community members. He stated that changes to the project are substantially different because of the input from the PLUM Committee and neighbors. He reminded the gathering that Fallbrook is a mixed use street. He addressed the changes that the applicant has made: an estate wall, up-graded landscaping, (21) staff members and lowering the elevations to reduce height of the building in certain areas.

Ken Barry addressed the boundary changes: (25) feet from a neighbor backyard and an overall boundary distance varies from (12) to (28) feet at various locations on the lot. The Fallbrook frontage – the roof line has been stepped down to (34) feet. The architecture has changed to create a lower floor plate to reduce the massing and height. A berm has been created to shield cars in the parking lot. North elevation: some windows have been removed. West elevation: some windows have been removed and a fence has been raised to (8) feet. (36) inch and (48) inch box trees will be sited to block the view from the neighboring homes. Some existing trees will remain and some will be removed.

Brad Rosenheim stated that this is what the City envisions for streets like Fallbrook.

The Homeowners spoke next:

The Homeowners were represented by the Walnut Acres neighborhood and Area 3 stakeholders who oppose the project.

Lisa Cerda: discussed how the project is not consistent with the neighborhood. Stated that this type of project is prohibited in the RA Zone. Also stated concerns about noise issues.

Donna Scheule: addressed how the Applicant does not meet the (5) findings addressed in the Elder Care Ordinance, particularly #4 which addresses compatibility with the surrounding neighborhood.

Jack Sorbin: stated that he is concerned that staff parking will overflow onto the neighborhood streets. He stated that he is concerned about various issues related to noise.

Susan Klemmer: stated that she supports the project with conditions.

Neil Goldman: expressed concerns about highway and traffic safety ; the safety of the Elder Care Facility residents living next to Fallbrook Avenue, the entrance and exit to the facility on Fallbrook, staff and visitor cars parking on the corners of Fallbrook and Erwin will block views of on-coming traffic.. He asked if there is EIR report for the project.

Dawn Stead: stated that she opposes the project. She believes that the ordinance was drafted to provide better elder care options for the smaller established residential homes that have been converted to elder care residential homes. She is concerned that this large scale facility will set precedence for building in residential neighborhoods.

Jon Sundahl: stated that the Applicant does not meet the (5) findings required by the Elder Care Ordinance particularly #4. He also addressed concerns about (24) hour lighting on the property and sewer and infrastructure overload to the community. He stated that there are a majority of homes on Fallbrook and the commercial properties such as churches, schools and stores were built at scale as part of the original development to provide services to the community.

Susan Hammersky: stated that she thinks the proposed elder care facility should be located in a mul-ti family neighborhood. Stated that (60) households of the (92) have written letters to the Zoning Administrator opposing the project.

Mark Diamond: stated that he does believe that the (27) parking spaces provided by the applicant for the project will be enough and parking will overflow onto neighborhood streets. Concerned about only once entrance/exit on Fallbrook. Concerned that a fire truck has no access to the back of the property.

Cathy Dunaj: stated that she is very concerned about trash pickup, deliveries and other vendor deliveries and issues that she feels the applicant has not adequately addressed.

Alex Bahman Razzaghi: gave her (2) minutes to Dona Schuele.

Donna Schuele: stated that she has believes that the owner of the property has not made an effort to list the property for residential use, but has instead has consistently listed the property for commercial sale only. She stated as evidence for the viability for residential use; the same size vacant property at the corner of Shoup and Erwin that recently sold and (4) homes was built on the property.

Homeowner: requested that the Neighborhood Council stand with the community.

Homeowner: stated concerns about elder care facility staff/visitors parking on Fallbrook and neighborhood streets and the related safety concerns to drivers and residents.

Homeowner: stated that the approval of the Tarzana Elder Care Case clearly stated in the related documents that the City would guarantee that the case would not set precedence for building a facility in Walnut Acres. Feels that the Tarzana case did set precedence.

Homeowner: stated that the neighborhood is opposes the project.

Real Estate Agent: stated that the project will be a detriment to the community.

Applicant Rebuttal:

Brad Rosenheim stated that the applicant is not seeking variance. He stated that the project is a compatible use. He listed a number of findings that he and the applicant feels justify the project requirements. He stated that the elder care facility has a different license than a nursing home.

At this time Mr. Shively advised the Applicant and Homeowners that the comment/presentation period was closed.

Motion: Colleen Marmor

Board member Colleen Marmor made a motion for the Woodland Hill/ Warner Center Neighborhood Council to oppose the project based on the applicants inability to meet the (5) findings for approval.

Ms. Marmor's replacement motion was accepted and placed on the agenda.

A Question and Answer Period followed comments made by the Applicant and Homeowners.

The process was administered by the Special Meeting Chair, Paul Shively and Parliamentarian, Jim Dawson to allow equal time to both parties.

The question and answer period was for (27) minutes.

**Item NO. (1) Joyce Fletcher, PLUM Committee
Case No. 12-004 ZA -2011-2679-ELD -SPR**

Discussion and possible action regarding the neutral recommendation of the Planning, Land Use and Mobility Committee concerning the proposed elder care facility located at 6221 Fallbrook Avneue, Woodland Hills, CA 91367.

Joyce Fletcher/PLUM Committee provided the following report.

“This report is in regards to Case # ZA-2011-2679-ELD-SPR, an Eldercare Facility proposed to be built at 6211 N. Fallbrook Ave., Woodland Hills, CA 91367.

There are two yellow envelopes placed before you. They are numbered envelope (1) and (2). This report before you memorializes the presentations made to the PLUM Committee on Tuesday, February 21, 2012. Envelope (1) contains the presentation provided by the Applicant to the PLUM Committee and the Homeowners Ad-hoc Committee on Monday February 20, one day prior to the PLUM meeting. The applicant referred to content within this presentation at the PLUM meeting.

Envelope (2) contains the presentation provided by the Homeowners Ad-hoc Committee at the PLUM Meeting. The Homeowners Ad-hoc committee read a pre-written statement and presented a slide show.

At the Feb.21st PLUM Committee meeting the committee took a neutral position and voted to send a report to the Board and City Planning without a recommendation”.

Motion: Joyce Fletcher/PLUM Committee

I make a motion that the Board adopt the report as submitted and the report be submitted to the Zoning Administrator. The motion was seconded by August Stuerer.

Discussion followed the motion.

Vote:

Aye: 7

Nay: 7

Abstain: 1

Board member Joey Benghiat was not present in the room for the vote.

Motion failed

Motion: Colleen Marmor

Colleen Marmor made a motion for the Woodland Hill/ Warner Center Neighborhood Council to oppose the project based on the applicants inability to meet the (5) findings for approval. The motion was seconded by Jim Anderson.

Discussion followed the motion.

Vote:

Aye: 8

Nay: 7

Abstain: 1

Motion Failed

Motion: Pamela Aronoff

**Pamela Aronoff made a motion for the meeting to adjourn.
Joyce Fletcher seconded the motion.**

Vote:

Aye: Unanimous

Special Meeting was adjourned at 8:30 p.m.

The next Board meeting will be held on March 14, 2012.

Minutes submitted by: Joyce Fletcher, WHWCNC Secretary

Disabilities Act Notification:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assisted listening devices, and other auxiliary aids/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (818) 756-9628, (818) LA HELPS.