



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 8, 2020
Time: After 8:30 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: August 7, 2020
Appeal Status: Appealable to City Council
Expiration Date: September 8, 2020 (Extended to October 13, 2020)
Multiple Approval: No

PROJECT LOCATION: 17227 West Simonds Street

PROPOSED PROJECT: The Proposed Project is the conversion, maintenance, and use of an existing 2,582 square-foot, six (6)-bed Congregate Living Health Facility into a 12-bed facility, and a request to allow parking of vehicles in the required front yard setback in the RS-1 Zone on an existing driveway. Proposed construction would consist of minor interior improvements only.

REQUESTED ACTION: The following actions are requested:

1. An Exemption from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.24 U,12, a conditional use permit to allow a 12-bed sanitarium/congregate living health living facility (increase from 6 to 12 beds) in the RS-1 Zone.
3. Pursuant to Los Angeles Municipal Code Section 12.24 F, approval to park vehicles in the front yard setback otherwise prohibited by Los Angeles Municipal Code Section 12.21.C.1(g).

Case No.: CPC-2019-6169-CU
CEQA No.: ENV-2019-6171-CE
Incidental Cases: None
Related Cases: None
Council No.: 12 – Lee
Plan Area: Granada Hills – Knollwood
Specific Plan: None
Certified NC: Granada Hills South
GPLU: Low I Residential
Zone: RS-1
Applicant: Armen Musakhanyan
Representative: Matt Goulet, Urbanomics Planning

RECOMMENDED ACTIONS:

Pursuant to Section 12.24 of the Los Angeles Municipal Code:

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Recommend** pursuant to LAMC Section 12.24 U.12, that the City Planning Commission **approve** a Conditional Use to allow a 12-bed sanitarium/congregate living health living facility (increase from 6 to 12 beds) in the RS-1 Zone.
3. **Recommend** pursuant to LAMC Section 12.24 F, that the City Planning Commission **approve** parking of vehicles in the front yard setback otherwise prohibited by Los Angeles Municipal Code Section 12.21.C.1(g).

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb Digitally signed by Blake Lamb
9/28/2020

Blake Lamb, Principal City Planner

Claudia Rodriguez

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Date: 2020.09.28 10:06:30 -07'00'

Claudia Rodriguez, Senior City Planner

Andrew Jorgensen Digitally signed by Andrew Jorgensen
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Andrew Jorgensen, AICP, City Planner

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PROJECT ANALYSIS

The Proposed Project is the conversion, maintenance, and use of an existing 2,582 square-foot, 6-bed Congregate Living Health Facility into a 12-bed facility. CLHFs provide inpatient care, including basic services such as medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, and additional services. Care is provided on a recurring, intermittent, extended, or continuous basis. The dwelling includes 6 bedrooms intended to accommodate 12 beds total, a family room and dining area, a kitchen common area, laundry room, and three bathrooms. The site includes an attached garage which serves two cars, and a driveway which can park up to four cars when tandem parked, with parking in the required front yard setback area requested as part of this application. The CLHF will serve patient populations including but not limited to individuals with physical disabilities, terminally ill, and/or catastrophically and severely disabled.

Proposed Project Summary	
Use	Congregate Living Health Facility
Floor Area	2,582 square feet
Height	One story, 12-feet, 6-inches
Beds	12
Automobile Parking	6 spaces
Bike Parking	0 spaces



Figure 1. Photograph of existing dwelling.

Project Detail

Request

The State of California allows for Congregate Living Health Facilities with six or fewer beds to be permitted by-right in any single-family zone. California Health and Safety Code (HSC) Section 1267.16(c) states that facilities over six beds are subject to conditional use permit requirements of the local jurisdiction. The applicant is requesting a Conditional Use to permit a Congregate Living Health Facility with more than six beds (sanitarium) in the RS-1 Zone. The facility is proposed to have 12 beds and six automobile parking spaces available on-site (two in the garage and four on the driveway).

Site Plan

The subject dwelling was constructed in 1954 and complies with site zoning of RS-1. The site plan shows the dwelling has an approximate 28-foot front yard setback from Simonds Street, a seven-foot, six-inch (7'6") side yard setback along the east property line, a seven-foot, eight-inch (7'8") side yard setback along the west property line, and an approximate 38-foot rear yard setback. The dwelling has a sloped roof with a maximum height of 12-feet, six-inches. The proposed parking is based on the Los Angeles Municipal Code (LAMC) Section 12.21 A.4(d)(2) for sanitariums and convalescent homes which states the project "shall provide one automobile parking space for each 500 square feet of floor area, or 0.2 automobile parking spaces per patient bed, for which the facility is licensed, whichever provides the greater number of automobile parking spaces." In this case, the greater number of parking spaces is based on floor area and therefore six parking spaces will be provided.

The site includes an existing driveway on which parking is proposed through the instant request; while not allowed per code requirements parking in the front driveway is a common use in many single-family residential neighborhoods, including on adjacent properties. Existing landscape includes one street tree, and several hedges and shrubs in the front yard along the east property line all proposed to remain. Trash pickup areas and vinyl fencing are located along the west property line.

Operations

Trash Pick-Up	Weekly per City Standards for single-family dwellings
Medical Waste Pick -Up	Monthly
Medical Supply Delivery	Every 3 months
Number of employees at site	Three
Staff Shift Times	Shift 1: 7:00 a.m.–7:00 p.m. Shift 2: 7:00 p.m.–7:00 a.m.

The applicant states the facility would have a maximum of up to four staff at the site at any one time and there would be only two shifts, 7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m. Each shift includes at least one nurse and two Certified Nursing Assistants (CNAs); the facility would have maximum staffing of four during the day and three at night. Additionally, medical doctors make visits once or twice a month, and physical or occupational nurses make visits as needed. Further, the staffing requirement is overseen as part of the state licensing process and specified by Chapter 3 of Division 5 of Title 22 of the California Code of Regulations

Admissions and discharge of residents shall be planned between the hours of 8:00 a.m. and 5:00 p.m. 7 days per week. Deliveries shall be managed and are anticipated between 9:00 a.m. and

7:00 p.m. (UPS, FedEx, etc.), daily. Food will be delivered once a week and medical supplies every 3 months. Quiet hours are from 8:00 p.m. to 7 a.m. and the applicant will be required to follow a “Good Neighbor Policy.” The proceeding operational conditions are included in the proposed Conditions of Approval.

Background

The subject site is an approximately 7,700 square-foot level, rectangular-shaped mid-block lot on the north side of Simonds Street, directly south of State Route SR-118, the Ronald Reagan Freeway. The property has approximately 61.5 feet of frontage along Simonds Street and has a lot depth of approximately 125 feet. The site is developed with an occupied, one-story, 2,582 square-foot single-family dwelling built in 1954. The site is currently occupied by the existing six-bed CLHF use. The site is further located within a High Wind Velocity Area, a Special Grading Area, a Liquefaction Area, and is within 1.4 kilometers of the Northridge Fault. No construction is proposed as part of the instant request, aside from minor interior tenant improvements associated with the conversion from six to 12 beds.

Congregate Living Health Facility

According to the California State Health and Safety Code (HSC) Section 1250(i)(1), a Congregate Living Health Facility is:

“A residential home with a capacity, except as provided in paragraph (4), of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.”

Congregate Living Health Facilities (CLHF) regulations are located under California Health and Safety Code (HSC) Section 1267.13. Regulations include limitations on the number of beds, requirements for common rooms such as living rooms, dining rooms, or other recreation rooms, life/safety certifications (fire suppression systems), and the requirement to have a non-institutional, homelike environment. According to CA HSC, CLHFs are considered single-family residences, with the inhabitants of the CLHF considered as a single-family and can have no more than 18 beds.

State law protects CLHFs of six or fewer beds in single-family residential zones. These protections are an extension of the Federal Fair Housing Act, Lanterman Developmental Disabilities Act, California Fair Employment and Housing Act and the American’s with Disabilities Act. The Federal Fair Housing Act promotes the integration of individuals with disabilities into the community. In 1977, the Lanterman Developmental Disabilities Act established the right of Californians with developmental and physical disabilities to receive treatment and live in “The least restrictive environment.” Meaning, instead of being institutionalized, persons with special needs are entitled to live in normal residential surroundings where they can experience maximum independence and participate in community life while receiving services and care. The California Fair Employment and Housing Act, like the Federal Housing Act, prohibit housing discrimination based on disability and familial status. The Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities. The subsequent Supreme Court “Olmstead” decision clarified the ADA requires States to place individuals in community settings rather than institutions.

Due to the proven benefit to patients to physically rest and rehabilitate in normal residential surroundings, the State found it necessary to protect such uses. According to CA HSC, CLHFs

are considered single-family residences, with the inhabitants of the CLHF considered as a single-family and can have no more than 18 beds.

CLHF serve the following patient populations:

<i>Congregate Living Health Facility Patient Population</i>	
A	Persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
B	Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
C	Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or non-degenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.

The proposed CLHF would need to be licensed by the California Department of Public Health with local oversight provided by the Los Angeles County Department of Public Health. The use would also be subject to local oversight by the Department of Building and Safety and the Department of City Planning for local zoning and building code compliance.

General Plan Land Use Designation and Zoning

The Granada Hills - Knollwood Community Plan designates the subject property for Low I Residential land uses with corresponding zones of RE9 and RS and Height District No. 1.

Surrounding Properties

Surrounding properties are predominantly planned for, zoned, and improved with single-family dwellings. The properties along Simonds Street and to the south, between Amestoy and Louise Avenues, are similarly planned for Low I Residential land uses, zoned RS-1 and developed with one-story single family dwellings. Properties to the west, across Louise Avenue are planned for Very Low I Residential land uses, zoned RA-1, and developed with one-story single family dwellings. The property is immediately south of an LADWP powerline right-of-way and SR-118, both planned for Public Facility land use and zoned PF-1.

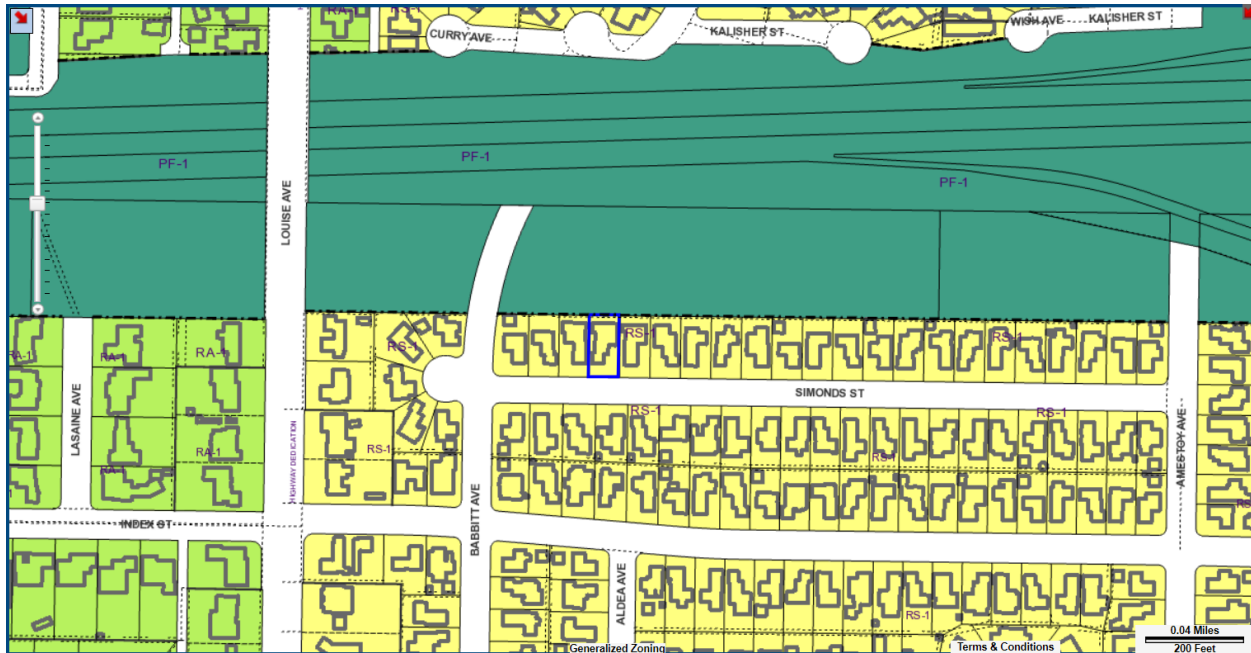


Figure 2, ZIMAS zoning information of the site and surrounding area

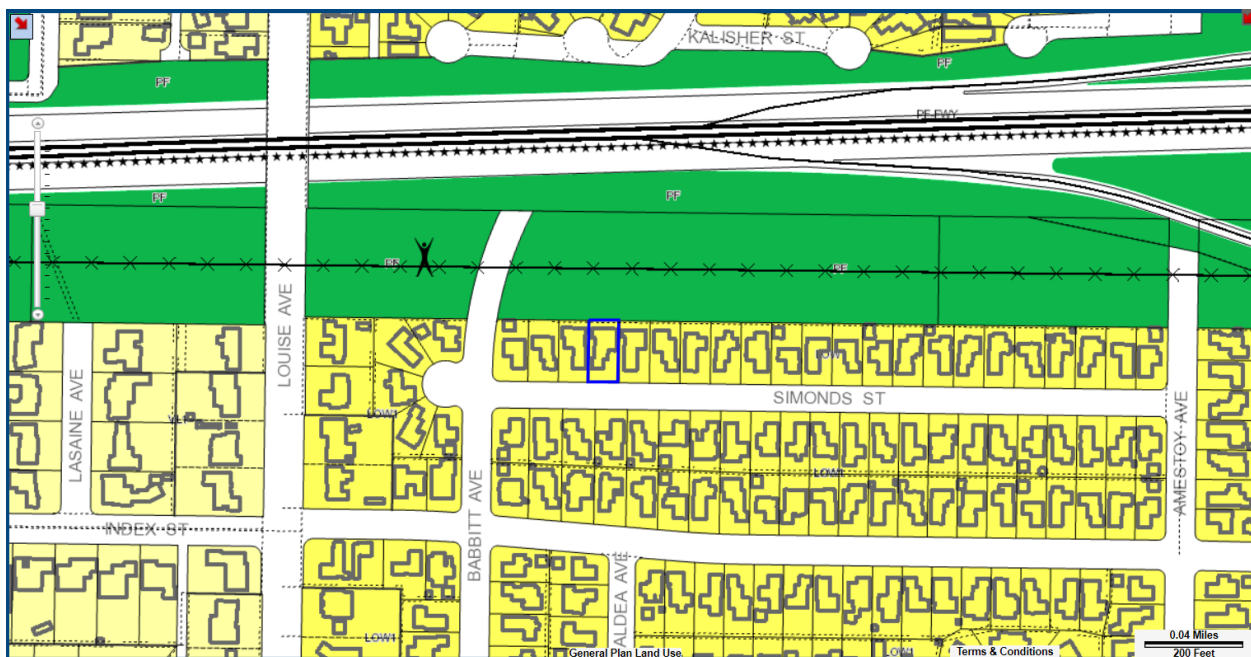


Figure 3, ZIMAS land use information of the site and surrounding area

Circulation

Simonds Street, adjoining the subject property on the south, is a Local Street, dedicated to a right-of-way width of 51 feet and roadway width of 26 feet and improved with asphalt roadway and a concrete curb, gutter, and sidewalk.

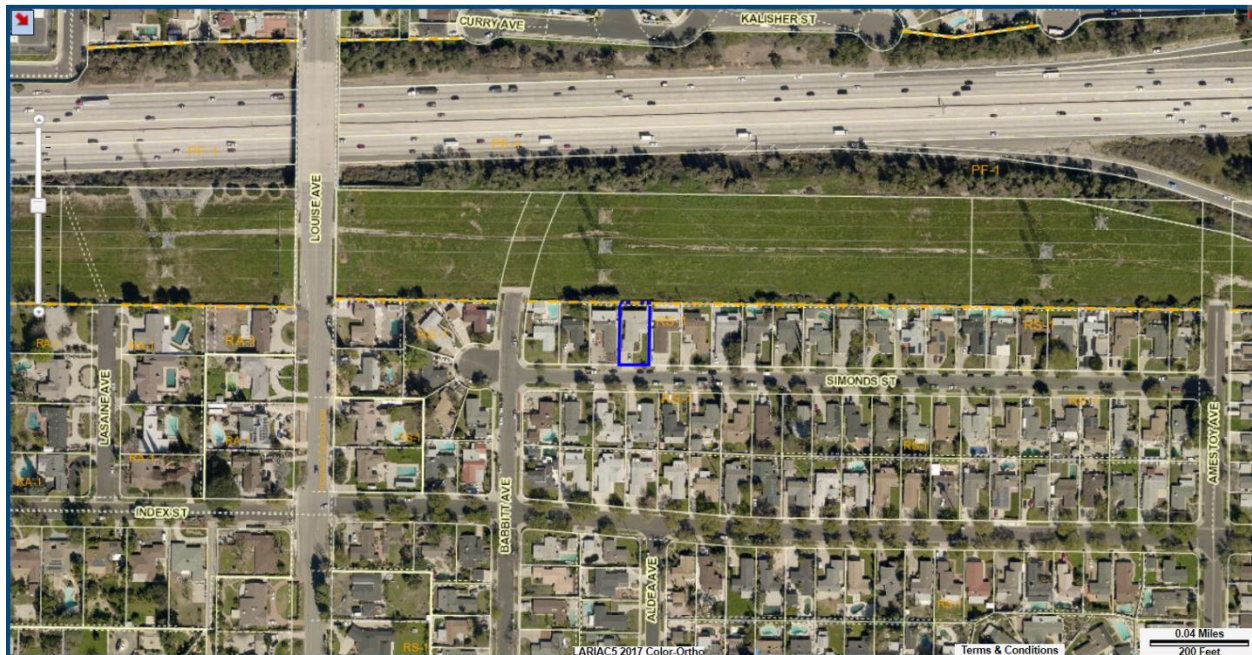


Figure 4, ZIMAS 2017 Digital Color-Ortho View

Relevant Cases

No related cases were found either on the subject site or within a 500-foot radius.

Public Hearing and Issues

A public hearing was conducted by the Hearing Officer on August 7, 2020 at 1:00 p.m. as a virtual meeting over phone and Zoom. The hearing was attended by neighborhood residents, the applicant, the applicant's representatives, a representative from the Granada Hills South Neighborhood Council, and a representative from Council District 12. Approximately 40 people attended the hearing. A total of 12 speakers spoke at the public hearing with one speaker in favor of the project and 11 speakers opposed. A total of 25 written communications from 22 neighbors, including one petition with 24 signatories, were received all expressing opposition to the project. Further details are noted under Public Hearing and Communication section of this report.

Main Issues

Noise, Traffic, and Parking

Members of the public who spoke in opposition to the request had concerns regarding noise, traffic, and parking. Concerns with noise stemmed from the potential for ambulances calls, deliveries, as well as noise emanating from facility residents and staff. Further, the applicant will be conditioned to follow "Good Neighbor" practices to limit delivery hours, shift change times, and visitor hours to be mindful of neighboring residences. Activities at the site will mostly occur within the enclosed home, which should reduce noise impacts to the surrounding community. Regarding traffic, the CLHF does not meet the thresholds required by the Department of Transportation to qualify for a traffic study. Regarding parking, the project is required to provide five on-site spaces on-site, which is in line with other single-family dwellings in the RA Zone. The project will provide six total spaces (including two required covered spaces) to help address neighborhood concerns regarding CLHF staff and visitors taking up parking on Simonds Street.

Neighborhood Compatibility and Lack of Trust

Members of the public who spoke in opposition to the request had concerns regarding compatibility of the facility with the surrounding neighborhood, as well as multiple comments expressing concern with the behavior of one specific resident, and one comment relating to unethical behavior from facility management.

The State of California HSC defines a CLHF as a single-family dwelling. The home that currently exists complies with the Zoning Code, aside from the request to allow parking in the front driveway which is a common feature in many residential neighborhoods. The intent of a CLHF is to create a homelike setting versus the more institutional setting of a hospital or acute care center. The project is designed to function as a home. Two covered parking spaces are provided, in addition to four other spaces on-site. Trash storage is located along the side lot line to minimize impacts to surrounding properties. Regular trash collection will be conducted by the City's Bureau of Sanitation in regular black, blue, and green bins. Medical waste will also be stored and disposed of in compliance with California Department of Public Health and Cal/OSHA standards by a private contractor. The grounds will be landscaped to further enhance the residential look of the site. The building is a single-story residence, which fits into the character of the surrounding community that includes single- and two-story single-family dwellings.

The specific resident who many commenters expressed concern with, according to the applicant, had recovered from bedbound status and was since transferred to a new facility. One commenter mentioned an offer of monetary payment to favor a previous application, but given the timing mentioned likely occurred with the previous operator of the site.

Conclusion

Based on the testimony provided at the Public Hearing and information submitted to the record, staff recommends that the City Planning Commission conditionally approve the requested conditional use to authorize a 12-bed Congregate Living Health Facility (sanitarium) in the RS-1 Zone and to allow parking to take place in the required front yard setback. Staff also recommends that the City Planning Commission adopt the environmental clearance for the project (Case No. ENV-2019-6171-CE). The existing facility can adequately serve additional patients in a residential, home-like setting that allows for compassionate recovery; the CHLF The CLHF will provide 12 beds to provide care and housing for patients who need 24-hour care offered in a homelike setting, while creating new health care jobs for the community.

CONDITIONS OF APPROVAL

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.12, the following limitations are hereby imposed upon the use of the subject property:

Project Conditions

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plot plan marked Exhibit "A", except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Bed Capacity.** The Congregate Living Health Facility shall be limited to a maximum number of 12-beds.
4. **Parking.** Parking shall be provided in conformance with LAMC Section 12.21 A.4.(d)(2).
 - a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
 - b. All employee and staff parking shall be conducted on-site.
 - c. The driveway shall be limited to no more four (4) cars, tandem-parked.
5. **Deliveries.** Deliveries shall be limited to between 9 a.m. to 7 p.m., daily.
 - a. Food will be delivered no more than once a week.
 - b. Medical supplies will be delivered no more than every 3 months.
6. **Admissions and Discharge.** Admissions and discharge shall be limited to between the hours of 8 a.m. and 5 p.m., by appointment only. Clients shall be transported to and from the site via non-emergency medical transportation vehicles or Disabled Access Vehicles.
7. **Medical Employee Shift Hours.** No more than four (4) employees shall be on site at any given time. Shift shall be staggered to decrease noise and allow for parking spaces on site.
8. **Quiet Hours.** Quiet hours shall be observed from between 8 p.m. to 7 a.m., daily. During quiet hours, the following activities shall be prohibited unless required for emergency, safety, or legal reasons:
 - a. Patient intake/discharge

- b. Resident visitation or facility tours
9. **Good Neighbor Policy.** The facility shall establish and enforce a Good Neighbor Policy to include but not limited to the following:
- a. All new staff shall be informed of the Condition of Approval and such conditions shall be posted onsite at all times.
 - b. Smoking shall be prohibited on or around the site.
 - c. Staff shall turn down their car radios when entering or exiting the site.
 - d. Staff shall keep their voices down if outside during quiet hours.
10. **Contact Information.** A telephone number and email address shall be provided for the receipt of complaints from the community regarding the subject facility. The contact information shall be:
- a. Posted at the entry or customer service desk and online.
 - b. Provided to the immediate abutting neighbors and the Granada Hills South Neighborhood Council.
 - c. Responded to within 24-hours of any complaints/inquiries received on this hot line or email account.
11. **Trash/Storage**
- a. All trash collection and storage areas shall be located on-site and shall not be visible from the public right-of-way.
 - b. Medical waste containers shall be kept indoors in a locked container, and picked up monthly.
 - c. Medical waste disposal shall occur only between the hours of 9 a.m. to 5 p.m., Monday through Friday.
 - d. The site shall be kept in good repair at all times with any litter, trash, or debris removed immediately.
12. **Solar-Ready Building.** The project shall dedicate a rooftop area for the installation of a photovoltaics system. The project shall comply with the Los Angeles Green Building Code, Section 95.05.211, to the satisfaction of the Department of Building and Safety.
13. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
15. **Signage.** No signage shall be permitted on-site.
16. **Graffiti.** All graffiti on site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of occurrence.

17. **Condition Compliance.** If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Director of Planning will have the right to require the applicant or Congregate Living Health Facility operator to file for a Plan Approval. In the event of a Plan Approval filing, the applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties abutting the property.

Administrative Conditions

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
19. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
20. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. Further, the agreement must be submitted to the Department of City Planning (DCP) for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the DCP for attachment to the subject file.
21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the amendments thereto.
22. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit for the change of use and the initiation of, and diligent continuation of related construction activity shall constitute utilization for the purposes of this grant.
24. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply: "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by the is condition.

FINDINGS

In order for the Conditional Use to be granted, all legally mandated findings delineated in Section 12.24 U.12 of the Los Angeles Municipal Code (LAMC) must be made in the affirmative:

Conditional Use Findings.

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Proposed Project is the conversion, maintenance, and use of an existing 2,582 square-foot, 6-bed Congregate Living Health Facility into a 12-bed facility. The dwelling includes 6 bedrooms intended to accommodate 12 beds total, a family room and dining area, a kitchen common area, laundry room, and three bathrooms. The site includes an attached garage which serves two cars, and a driveway which can park up to four cars when tandem parked, with parking in the required front yard setback area requested as part of this application.

The subject site is an approximately 7,700 square-foot level, rectangular-shaped mid-block lot on the north side of Simonds Street, directly south of State Route SR-118, the Ronald Reagan Freeway. The property has approximately 61.5 feet of frontage along Simonds Street and has a lot depth of approximately 125 feet. The site is developed with an occupied, one-story, 2,582 square-foot single-family dwelling built in 1954. The site is currently occupied by the existing six-bed CLHF use. The site is further located within a High Wind Velocity Area, a Special Grading Area, a Liquefaction Area, and is within 1.4 kilometers of the Northridge Fault. No construction is proposed as part of the instant request, aside from minor interior tenant improvements associated with the conversion from six to 12 beds.

The project will provide a service that is beneficial to the community. A Congregate Living Health Facility is defined as a residential home with a capacity of no more than 18 beds (pursuant to Health and Safety Code Section 1250(i)(4)(A), that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following services: services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent; services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both; services for persons who are catastrophically and severely disabled. The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities. (Ref: Health and Safety Code section 1250(i)(1)). Congregate Living Health Facilities are a type of long term care facility that are meant to house persons with special needs in a residential setting. They are intended to be less institutional in nature, allowing residents to live in normal residential surroundings where they can experience independence and participate in community life while receiving services and care.

According to the California Department of Public Health Center for Health Care Quality Annual Fee Report for fiscal year 2017-2018, statewide, there are a total of 721 facilities with 909 beds total. CLHF patient populations include aging baby boomers, automobile accident victims, work related accidents, heart attack, stroke, and diabetes related illnesses. The proposed project will provide a necessary service for persons with special

needs including physically disabled persons who may be ventilator dependent, persons with terminal illness or life threatening illness, or persons who are catastrophically and severely disabled. The expanded CLHF thus will provide a beneficial service to the region as whole by providing additional capacity through more beds to help address high demand for CLHF services.

The CLHF is a single-family residential facility, and has been designed and conditioned to minimize impacts to the surrounding community. Conditions include restriction on delivery hours and other Good Neighbor policies will ensure that the use is compatible with the surrounding predominantly single-family neighborhood. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

Surrounding properties are predominantly planned for, zoned, and improved with single-family dwellings. The properties along Simonds Street and to the south, between Amestoy and Louise Avenues, are similarly planned for Low I Residential land uses, zoned RS-1 and developed with one-story single family dwellings. Properties to the west, across Louise Avenue are planned for Very Low I Residential land uses, zoned RA-1, and developed with one-story single family dwellings. The property is immediately south of an LADWP powerline right-of-way and SR-118, both planned for Public Facility land use and zoned PF-1.

The project site is approximately 7,700 square feet and contains a 2,582 square-foot single family dwelling which already serves the proposed use; the instant request is an intensification of the use without any physical impacts to the structure and its neighborhood compatibility. The dwelling is in compliance with LAMC requirements including floor area, height, and setbacks for a single-family dwelling in the RS-1 Zone.

The applicant states the facility would have a maximum of up to 4 staff at the site at any one time and that there would be only two shifts, 7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m. Doctors, Physical Therapists, Dental, Recreational, Eye/Ear/Nose Consultants, pharmaceutical, and the like will be present as needed. Admissions and discharge of residents shall be planned between the hours of 8:00 a.m. and 5:00 p.m. Deliveries shall be managed and are anticipated between 9:00 a.m. and 7:00 p.m. (UPS, FedEx, etc.). Food will be delivered once a week, medical supplies every 3 months.

With the addition of driveway parking, there will be adequate parking onsite for all employee and extra spaces available could be used for patient visitors and specialty doctors. The parking area allows for deliveries onsite as well. Therefore, parking for the facility will not spill over into the adjacent neighborhood.

The project is also subject to California Health and Safety Code requirements for CLHFs, which include more stringent fire safety regulations than would otherwise be required for single-family dwellings.

The CLHF will operate 24 hours, daily, but will minimize impacts to the community by operating under a "Good Neighbor Policy" that has been conditioned as a part of this grant. Conditions include limiting shift change times, delivery times, instituting quiet hours, and requiring all employees/staff to park on-site. In addition, the solar panel requirement will decrease the dependency of the facility on public utility electrical power and reduce fossil

fuel usage and greenhouse gas emissions by supporting the operation of the on-site EV charger. The CHLF operations will be contained within the building and should not adversely impact the surrounding residential community. The CLHF is an institutional use within the footprint of residential home that provides inpatient care including medical supervision and 24-hour skilled nursing and supportive care. Given that the project's location, size, height, and operations are similar and compatible with the surrounding residential uses, the project will be compatible with and will not degrade adjacent properties.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for requested entitlements, the project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element, Land Use, and Housing Element goals and objectives:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Goal 3: A City where there are housing opportunities for all without discrimination.

Policy 1.3.2: Advocate and collaborate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.

Policy 2.2.3: Promote and facilitate a jobs/housing balance at a citywide level.

Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Objective 3.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

The project provides housing and care for individuals who would not be able to care for themselves on their own. The facility is within a single-family neighborhood and appears as a single-family home. The intensification of the existing use from a 6-bed facility to a 12-bed facility will allow it to serve 6 additional residents in need of 24-hour care without any physical change or change of use. Generally, these facilities are less expensive for the patients than remaining in a hospital, nursing home, or hospice care. All residents are mentally alert, however, they may need assistance with other medical needs which makes a group setting a more appropriate living situation. This type of facility provides this service to the local population as described herein.

The General Plan divides the City into 35 Community Plan areas. The subject property is located in the Granada Hills - Knollwood Community Plan. The Granada Hills - Knollwood Community Plan designates the subject property for Low I Residential land uses with corresponding zones of RE9 and RS and Height District No. 1. The project complies with the following goal, objectives, and policies of the Community Plan:

Goal LU1: Complete, livable and quality neighborhoods throughout Granada Hills-Knollwood that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policy LU1.1 Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Granada Hills-Knollwood's residential neighborhoods and in targeted areas near commercial amenities and public transit.

Goal LU2: Residential neighborhoods that enhance the pedestrian experience and exhibit the architectural characteristics and qualities that distinguish Granada Hills-Knollwood.

Policy LU2.2 Neighborhood Compatibility. Require development, new structures, and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regard to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.

Goal LU6: Low density single-family neighborhoods that provide quality residential environments for a diversity of households and new housing opportunities that maintain the existing low-density residential character and semi-rural, suburban lifestyle that has long characterized Granada Hills-Knollwood.

Policy LU6.1 Neighborhood Preservation. Preserve single-family zoned residential neighborhoods, while maintaining existing character and scale.

The proposed use of a Congregate Living Health Facility will be located within a residential setting and will provide a more homelike setting that serves patient populations that require skilled nursing care on a recurring, intermittent, extended, or continuous basis. The CLHF will provide critical services for patients who are deemed sufficiently stable to no longer meet the criteria for an acute hospital stay but are too medically fragile to go a skilled nursing facility or directly home. The project will fill a need for CLHFs for the local community and provide greater individual choice in housing type. Further, the single-story CLHF residence fits the character of other residential buildings along Simonds Street, which is improved with single-family dwellings. Thus, the proposed location of the facility, in an established residential neighborhood, is appropriate. As such, the proposed project substantially meets the purpose, intent and provisions of the General Plan, and the applicable community plan.

4. Environmental Findings.

Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15303.(c) applies.

5. Flood Hazard Findings.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, outside of a flood zone area.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was conducted by the Hearing Officer on August 7, 2020 at 1:00 p.m. as a virtual meeting over phone and Zoom. The hearing was attended by neighborhood residents, the applicant, the applicant's representatives, a representative from the Granada Hills South Neighborhood Council, and a representative from Council District 12. Approximately 40 people attended the hearing. A total of 12 speakers spoke at the public hearing with one speaker in favor of the project and 11 speakers opposed. A total of 25 written communications from 22 neighbors, including one petition with 24 signatories, were received all expressing opposition to the project.

Summary of Public Hearing Testimony

Applicant's Presentation

Applicant's Representative - Matt Goulet

- Speaking on behalf of Care Source, an existing facility
- Facility is defined by state codes and serves a patient base of the terminally ill, mentally alert but physically disabled, and provides a skilled nursing level of care
- Expressly a residential home where patients receive compassionate in-patient care
- Called a sub-acute facility
- Place for people with catastrophic injuries to receive care after leaving the ICU, who may have severe disabilities, and are most often bed-bound adults
- State allows up to 6 beds without a land use permit; allows more than 6 beds with a CUP
- Similar to a convalescent facility
- Request is modifying an existing operation
- Not asking for relief from use regulations
- No change to the appearance of the property
- 6 bedrooms; have capacity for shared rooms
- Each CLHF case is considered independently
- Facilities must be located 1000' from each other; closest facility is a half mile away
- Care facility with patients within a residential setting; essentially will function as an as-built facility
- Parking request is an option to allow cars to park in the existing facility; will allow for ease of loading and patient pickup/dropoff
- Staffing – based on state license requirements; currently 3 max daytime/2 overnight; would go to maximum of 4 day/ 3 night
- State does not require additional parking
- 2 parking spaces would be required; providing 2 additional spaces
- Reduced parking requirements for disabled parking
- Since facility is for bed-bound adults, they do not drive
- Would function how most single-family properties do with parking in driveway
- Ages range from 18 to senior
- Includes people who have suffered accidents, strokes, recovering from surgery
- Overseen by a large number of state agencies
- Required findings for conditional use are met – provides a beneficial service for families (care in a stable, residential environment)
- Will appear to be a single family home
- Complies with zoning standards
- On-site staff increases only by one
- Overcrowding concerns mitigated by state mandates for 1000' distance
- Offering health and housing
- Helps 6 more people while only adding one more staff
- Property does not and will not accept COVID patients

- Specifically operated to relieve hospitals of non-COVID patients

Applicant's Representative - Nicole Kukluk-Waldman

- Provided an additional mailing with contact information for 2 NC meetings, with owner's contact info

Applicant - Armen Musakhanyan

- Care Source – operator of facility
- Lifelong Los Angeles residents, educated locally
- Interest in operating such a facility arose from a passion for healthcare
- Provides a more community-based model
- Have one other Pacoima facility
- Long-term patients with complex issues that require 24-hour care
- Non-hospice patients
- Homelike setting in comparison to a hospital
- Currently have 6 residents; have had to deny many patient referrals
- Change would be very swift; just adding beds to existing rooms
- Relieves resources from nearby hospitals

Public Comment

Council Office Representative – 12th Council District

- Have been in contact with the applicant
- Presented to two neighborhood councils
- Encourage applicants to engage with neighbors directly, although with COVID-related restrictions

Ruth Alcantara

- Live next door and did not receive any notifications
- Some things have happened in the last 2 years – multiple ambulances and police cars constantly
- Have seen staff behaving improperly
- Staff cars go by very fast
- Have seen multiple accidents which resulted in the need for a stop sign
- Have received verbal abuse from assumed patients
- Don't necessarily know who patients and don't have a clear relationship with property owners
- Due to safety concerns, oppose this project

Aram Kiljian, 17138 Simonds

- In the past year, have seen more speeding cars on the street, especially when children are present
- Narrow street where only one car can pass at a time
- Patients have behaved in an unsafe fashion
- Haven't seen too many ambulances, but increased in number of cars and congestion
- Interested in safety of the community

Dave Beauvais, 17515 Horace

- President of Granada Hills South NC
- Presented before LUC
- Meeting was fully noticed
- No opposition at the meeting
- Moved to full board and no speakers
- Board voted unanimously in non-opposition

- Have much experience with these types of facility
- Did not have quorum, resulting in a neutral position
- Most of the letter received appear to be form letter
- Live half mile away, with a group home 2 doors away
- Car speeding is not necessarily evidence of issues with the group home itself
- Visited the site to see if there was a parking issue and did not observe any cars parked on
- In need of this facility to free up beds for COVID-related illnesses at hospitals
- NC found that applicant met state requirements

Sonia Alcantara, 17221 Simonds

- Opposed to expansion
- Bought home anticipating it would be their last home
- Concerned with safety and environmental impacts
- Has negatively impacted peace and privacy
- Speeding cars and emergency services present a nuisance
- Constant activity at the site
- Trash on the property
- Neighborhood is not the right place for this facility
- Hear frequent arguments and noise, leading to lack of sleep
- Cars parked for hours in front of the house
- Construction of existing facility was incredibly noisy
- Putting residents at risk
- Applicant has been dishonest – offered money to not oppose the case
- Asks for commission to deny

Diana Hiatt, 17174 Simonds

- Re: Dave Beauvais – lives a mile away so wouldn't have a good sense of their parking issues
- Vendors and emergency services have resulted in increased traffic
- Repeated concerns of dangerous behavior from facility residents
- Worried about behaviors that would increase spread of covid
- Have seen used masks laying on the ground
- Sanitation continues to be an issue
- Complaints with regards to staff behavior and blocking the street
- Repeated parking concerns

Ray Encarnacion, 17215 Simonds

- Opposes the 12 bed facility and parking expansion
- Questioned the neighborhood council notice
- Previous expansion request had a hearing with large number of the public
- Neighborhood has experienced negative impacts – additional traffic on a narrow street
- Emergency services can cause lack of access
- Parent of two young children – concerned about their safety
- Patients are strangers to the neighborhood; has negatively impacted sense of safety
- This facility is a business; 6-bed facility was by-right
- Added bedrooms increase profit
- As a property owner, upset and disturbed; want it back to how it was

Cheryl Charles, 17260 Index

- Live nearby, close to a stop sign
- Large vehicles coming from Simonds don't stop at the stop sign
- Traffic has increased in the neighborhood
- Danger has increased from people not stopping
- Care for 92-year old mother at home; avoid this street because of trash, traffic, blockage

- More people at home during the day
- It's a business; why can't it be close to the hospital or industrial area
- Want peace and quiet
- Outraged as residents and taxpayers
- Opposed to this business
- Was not there when bought home; came later
- Received City's notice, but not the NC's
- Profit-motivated business; neighbors want safety, peace and quiet
- Opposed to the facility

Orlando Becaria, 17206 Simonds

- One of the oldest residents of the neighborhood
- Have lived here quietly
- Increased traffic, trash
- Started a petition to the 500' radius marked on the radius map; received about 25 signatures opposing the expansion, but could likely have gotten more
- Concerned about property values decreasing due to the facility expanding
- What happens to biohazardous waste?
- Lots of visitors, noise
- Second Ray's comments

Joann, 17275 Simonds

- Have lived here for 4 years with her husband
- Wanted to make a home for her growing family
- Work in healthcare and have experience with CLHF facilities
- Have seen patients come and go and have included former gang member
- Emergency services have increased traffic
- Patients may test negatively for covid but displace other aerosolized contaminants
- Repeated comments regarding a specific patient's behavior
- Expansion makes it look more like a business
- Have a neighborhood watch
- Feel threatened/scared
- Strongly oppose this facility

John Newell

- Live around the corner
- What's good for others for the community is still bad for this neighborhood
- Facility needs more parking, isolation
- Will be bad for the neighborhood, property values

Dania Sutton

- Homeowner a block over on Index
- Oppose this facility
- Clearly a for-profit facility
- Do people have a facility like this in their neighborhood
- Concerned about property values
- Increase in traffic
- Do not obey stop signs, unsafe for kids
- Evidence of trash; presents a safety hazard
- Concerned for kids, peace and quiet
- With increase in unemployment, decrease in property values presents a problem
- Should be in a more-industrial area
- Want transparency from property
- Strongly oppose; take comments seriously

Ken Nakai, 17169 Simonds

- Have submitted email with detailed points
- Notification – have only received City Planning notice; passive notices don't work; maybe use Nextdoor?
- Residents are bedridden, but visitors and other service generate traffic
- Covid-related concerns
- What happens if someone does test positive?

Applicant's Response

- Sent two full sets of mailings with regular, stamped postage
- Ownership – some concerns may be with previous owner; purchased in July 2019, began operations in October
- Resident who public expressed concern with has been discharged from the facility; was previously bed-bound but was in the community after recovering, before discharge
- Contracted agency for biohazard supplies pickup
- Employees – only in front of house at shift changes or leaving for the day
- Have not received 911 or 311 complaints
- Felt like they've reached out to the community
- Don't know anything about an offer of money to a neighbor, likely previous owner
- Street is a standard local street, 29 feet in width (designated 30)
- Front yard parking would be used by employees at day and night; not all utilize
- COVID - Require double-negative testing to enter the facility; test residents and staff regularly – have a transfer agreement to a facility; staff can't return until they receive a double negative
- Audited by multiple state agencies for employee ratios, standards of care, pharmacy regulations
- Have cameras on the inside and outside of the facility
- Staff are responsible to keep inside and outside of the facility – cleanliness is part of shift-change checklist

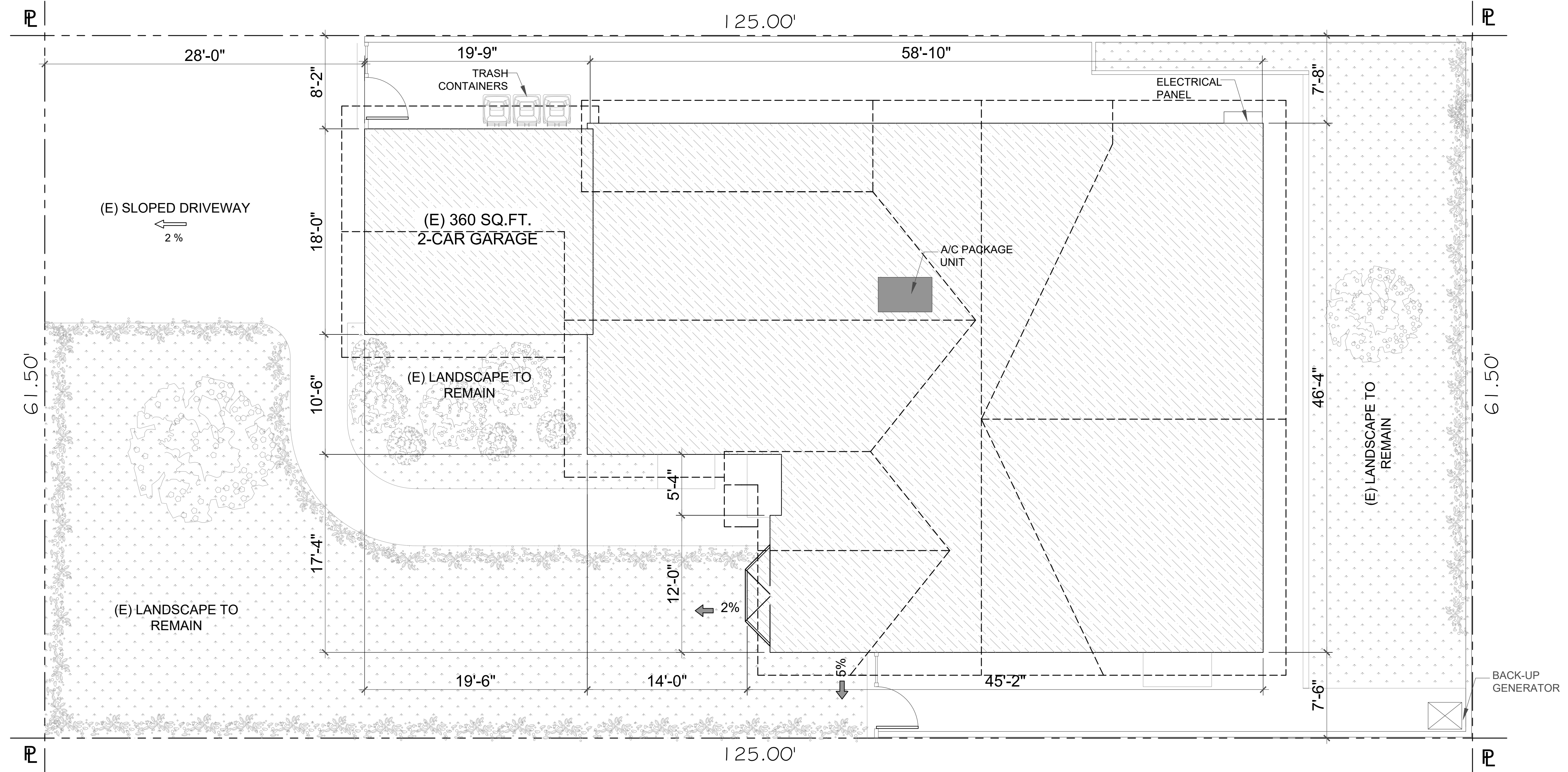
Correspondence

A total of 25 written communications from 22 neighbors, including one petition with 24 signatories, were received all expressing opposition to the project. Items of concern largely mirrored the public testimony as described, with concerns related to safety, property values, traffic impacts, parking impacts, facility upkeep, and neighborhood compatibility.

All written correspondence can be found in the subject case file and under Exhibit D.

Exhibit A – Plans

SIMONDS ST.



SITE PLAN
SCALE 1/8"=1'

PROJECT SUMMARY:

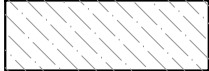

17227 SIMONDS ST., GRANADA HILLS, CA 91344
 ZONING.....RS-1
 OCCUPANCY GROUP.....
 TYPE OF CONSTRUCTION.....
 STORIES.....1-STORY
 FIRE SPRINKLERS:.....YES
 ASSESSORS ID No.2697-015-032
 TRACT No.....TR 18700
 LOT294
 MAP REFERENCE.....MB 506-16/20

LOT AREA = 7,700.3 SQ.FT.
 EXISTING S.F.D. = 2,582.0 SQ.FT.
 EXISTING 2-CAR GARAGE = 360.0 SQ.FT.
 HEIGHT OF THE DWELLING 12'-6"
 RFA 7,700.3 x 0.45 = 3,465.13 SQ.FT.
 LOT COVERAGE 2,781.3 / 7,700.3 = 36%

DRAWINGS INDEX

SHEET No	ARCHITECTURAL
A-1	SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	

LEGEND:

-  EXISTING SINGLE FAMILY DWELLING
-  EXISSTING LANDSCAPE

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. CONTRACTORS SHALL BE ADVISED OF ANY CHANGES TO THE DRAWINGS AND CONDITIONS ON THE JOB. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART DESIGN SERVICES AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Art Design Services
 EXTERIOR and INTERIOR DESIGN SERVICES

635 W COLORADO ST., ST. 112, CLEVELAND CA 91204
 TEL: 818-389-3888

PROJECT TITLE: SINGLE FAMILY DWELLING

OWNER:

JOB ADDRESS: 17227 SIMONDS ST., GRANADA HILLS, CA 91344

JOB NO.: A-
 DRAWN BY: A.I.
 CHECKED BY: A.I.
 DATE: 01-10-18
 SHEET TITLE:

SHEET NUMBER

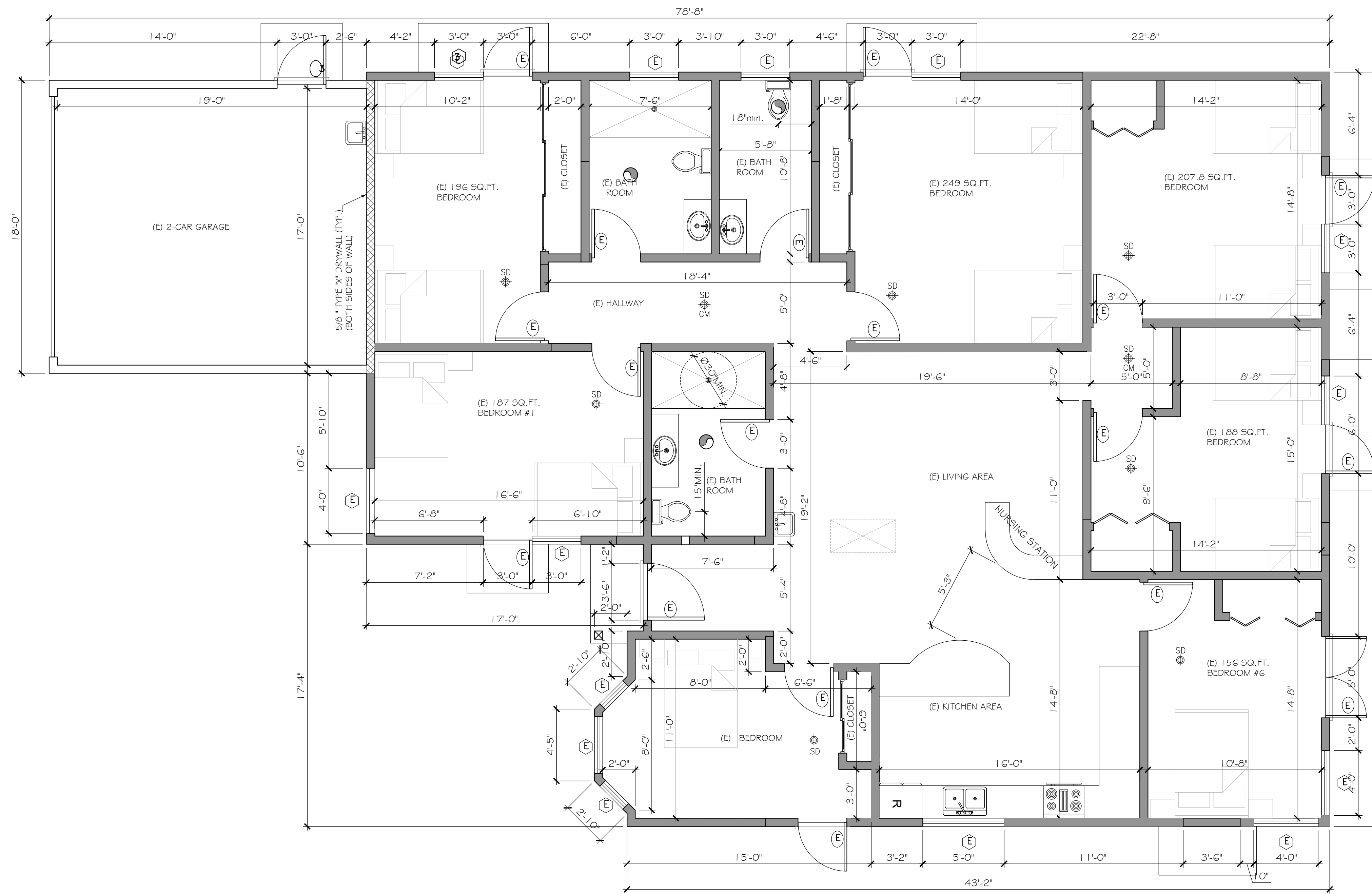
A-1

SCALE: 1/8"=1'-0"

1

SITE PLAN

SHEETS 1 OF 7



FLOOR PLAN
SCALE 1/8"=1'

EXISTING FLOOR PLAN

SCALE:
1/4"=1'-0"

1

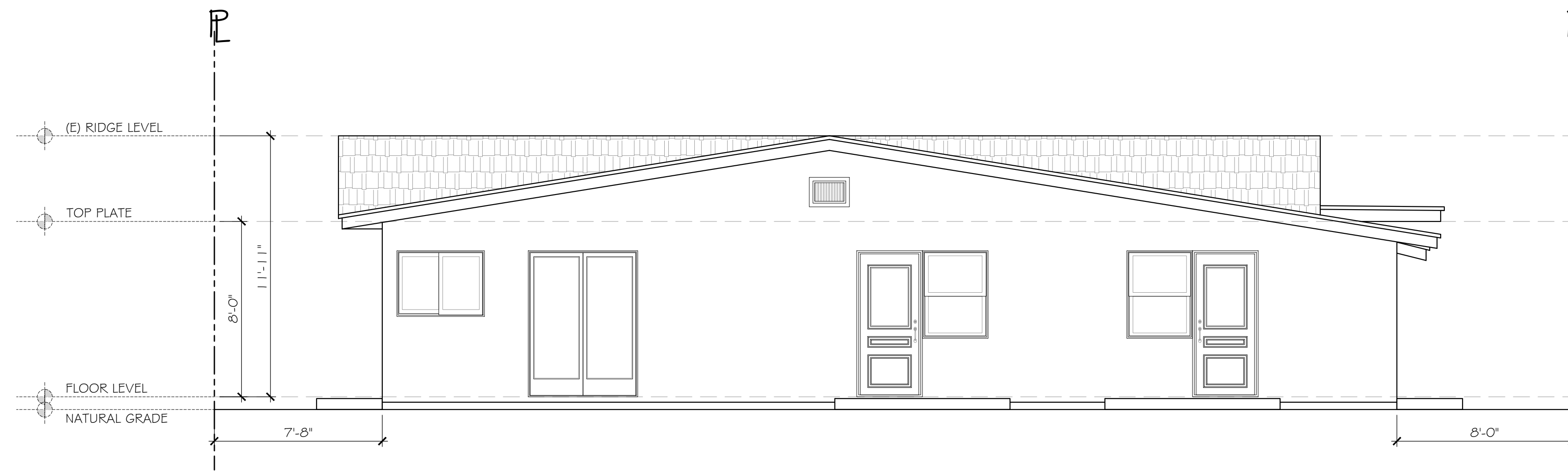
WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Art and Interior Design Services
EXTERIOR and INTERIOR DESIGN SERVICES
635 W COLORADO ST., ST. 112, GLENDALE, CA 91204
TEL.: 818-389-3888

PROJECT TITLE: SINGLE FAMILY DWELLING
OWNER:
JOB ADDRESS:
17227 SIMONDS ST., GRANADA HILLS, CA 91344

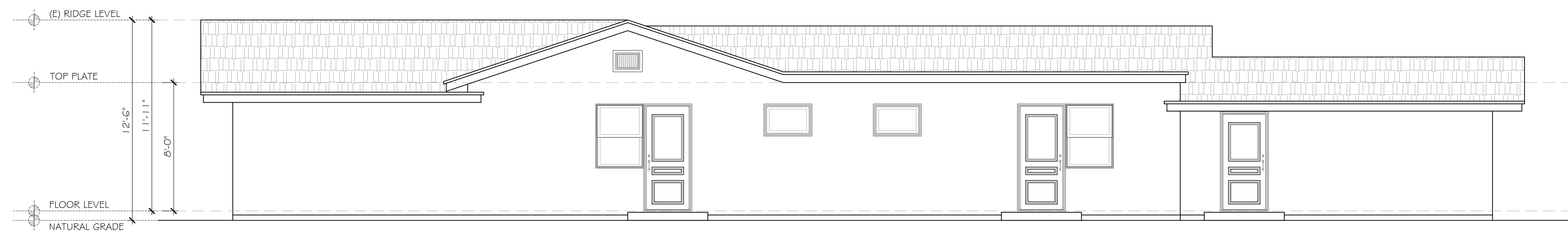
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DRAWN BY:	N.D.
CHECKED BY:	A.L.
DATE:	03-3-20
SHEET TITLE:	

SHEET NUMBER
A-3
SHEETS 3 OF 7



NORTH ELEVATION

SCALE:
1/4"=1'-0" **2**



WEST ELEVATION

SCALE:
1/4"=1'-0" **1**

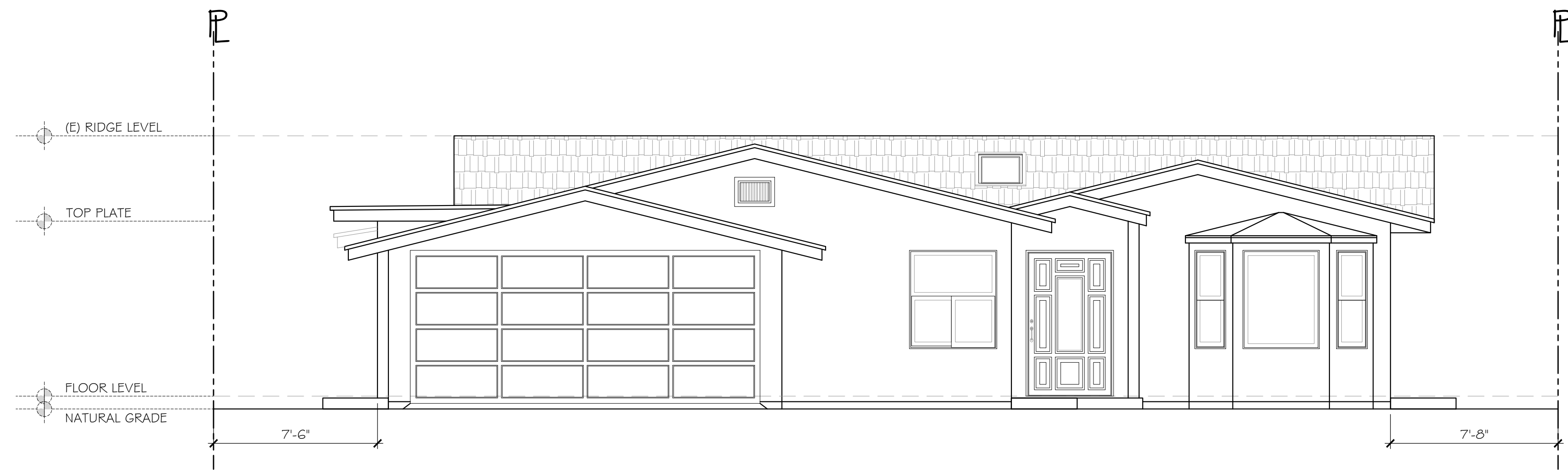
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Art Design
EXTERIOR and INTERIOR DESIGN SERVICES
635 W COLORADO ST., ST. 112, GLENDALE, CA 91204
TEL: 618-389-3886

PROJECT TITLE: SINGLE FAMILY DWELLING
OWNER:
JOB ADDRESS: 17227 SIMONDS ST., GRANADA HILLS, CA 91344

JOB NO.:	A-1817
DRAWN BY:	N.D.
CHECKED BY:	A.L.
DATE:	02-27-20
SHEET TITLE:	

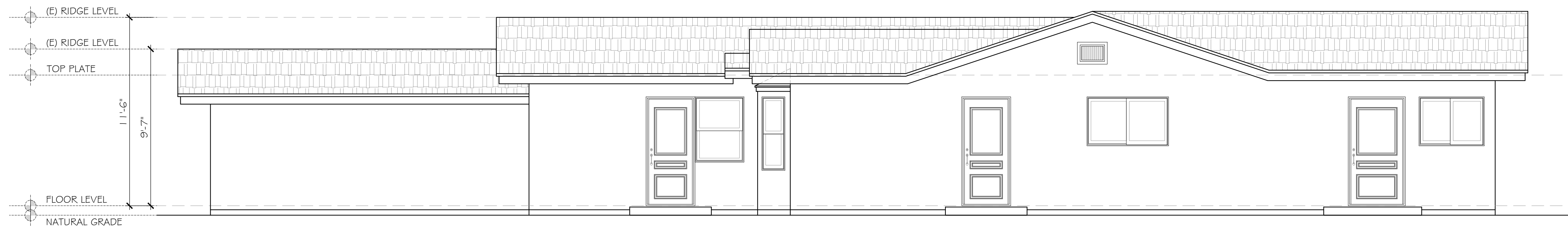
SHEET NUMBER
A-4
SHEETS 4 OF 7



SOUTH ELEVATION

SCALE:
1/4"=1'-0"

3



EAST ELEVATION

SCALE:
1/4"=1'-0"

3

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS. DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

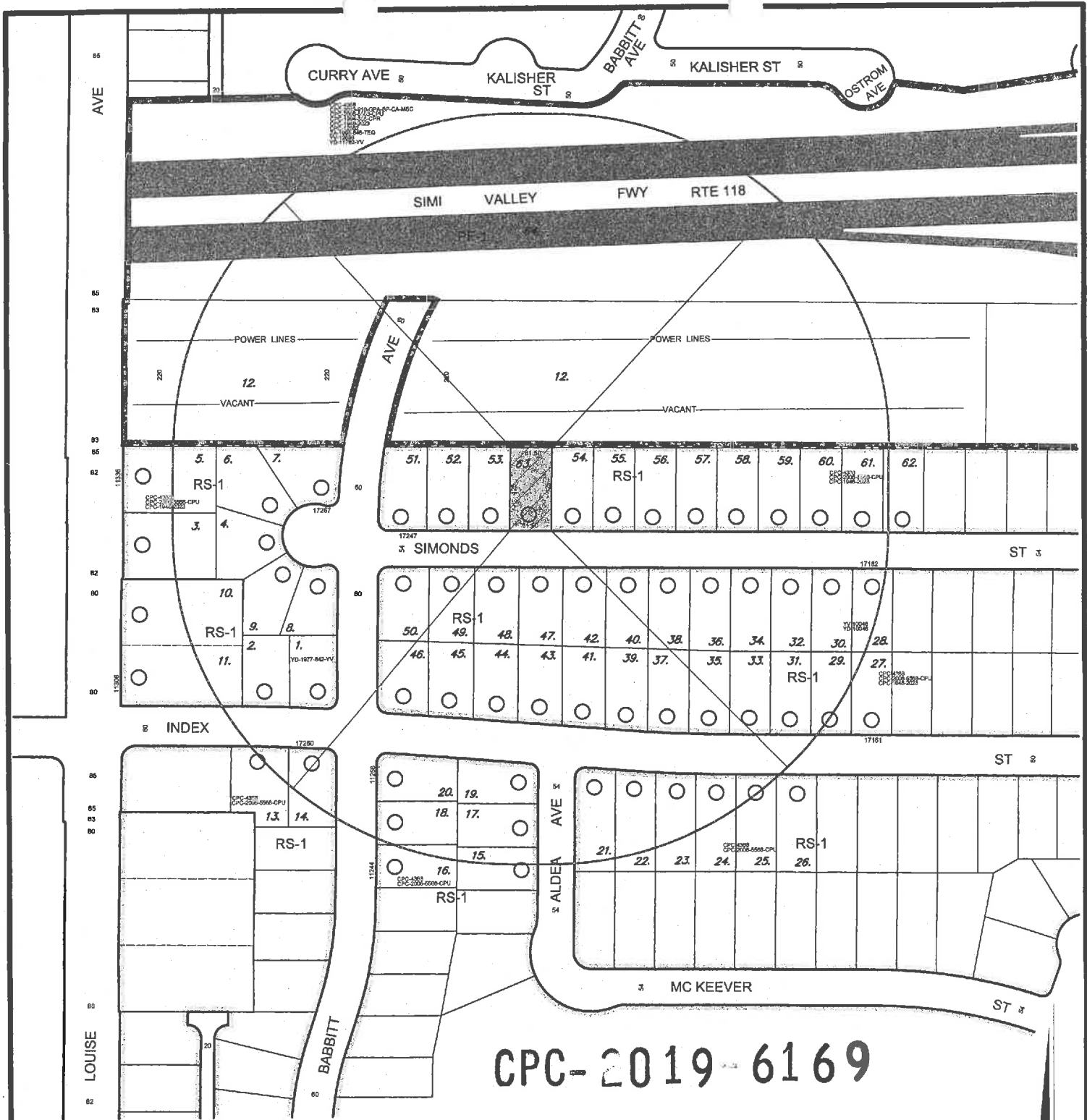
Art Designs
EXTERIOR and INTERIOR DESIGN SERVICES
6335 W COLORADO ST., ST. 112, GLENDALE CA 91204
TEL: 618-389-3886

PROJECT TITLE: SINGLE FAMILY DWELLING
OWNER:
JOB ADDRESS: 17227 SIMONDS ST., GRANADA HILLS, CA 91344

JOB NO.:	A-1817
DRAWN BY:	N.D.
CHECKED BY:	A.L.
DATE:	03-5-20
SHEET TITLE:	

SHEET NUMBER
A-5
SHEETS 5 OF 7

Exhibit B1 – Radius Map



CPC-2019-6169

LEGAL: LOT 294, TRACT NO. 18700

CONDITIONAL USE PERMIT

C.D. 12
 C.T. 1112.01
 P.A. GRANADA HILLS-KNOLLWOOD

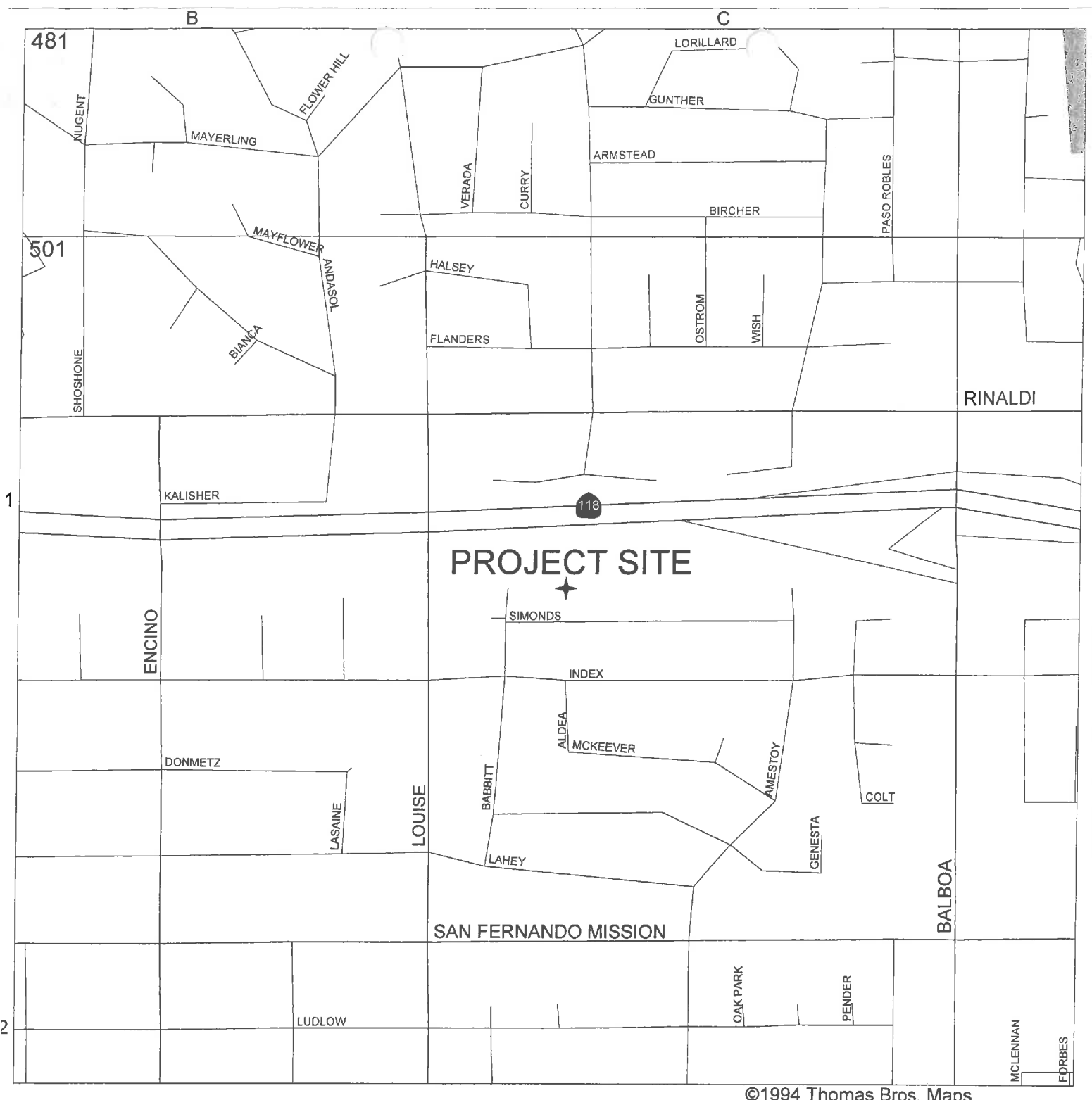
GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

SITE ADDRESS:
 17227 SIMONDS ST.

CASE NO.
 DATE: 10-14-2019
 SCALE: 1" = 100'
 USES FIELD
 D.M. 213 B 133
 T.B. PAGE: 501 GRID: C-1

0.18 NET AC.

Exhibit B2 – Vicinity Map



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 17227 SIMONDS STREET

CPC-2019 6169

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

Exhibit B3 – Site Photos

Photo Exhibit
17227 Simonds Street
Granada Hills, CA 91344

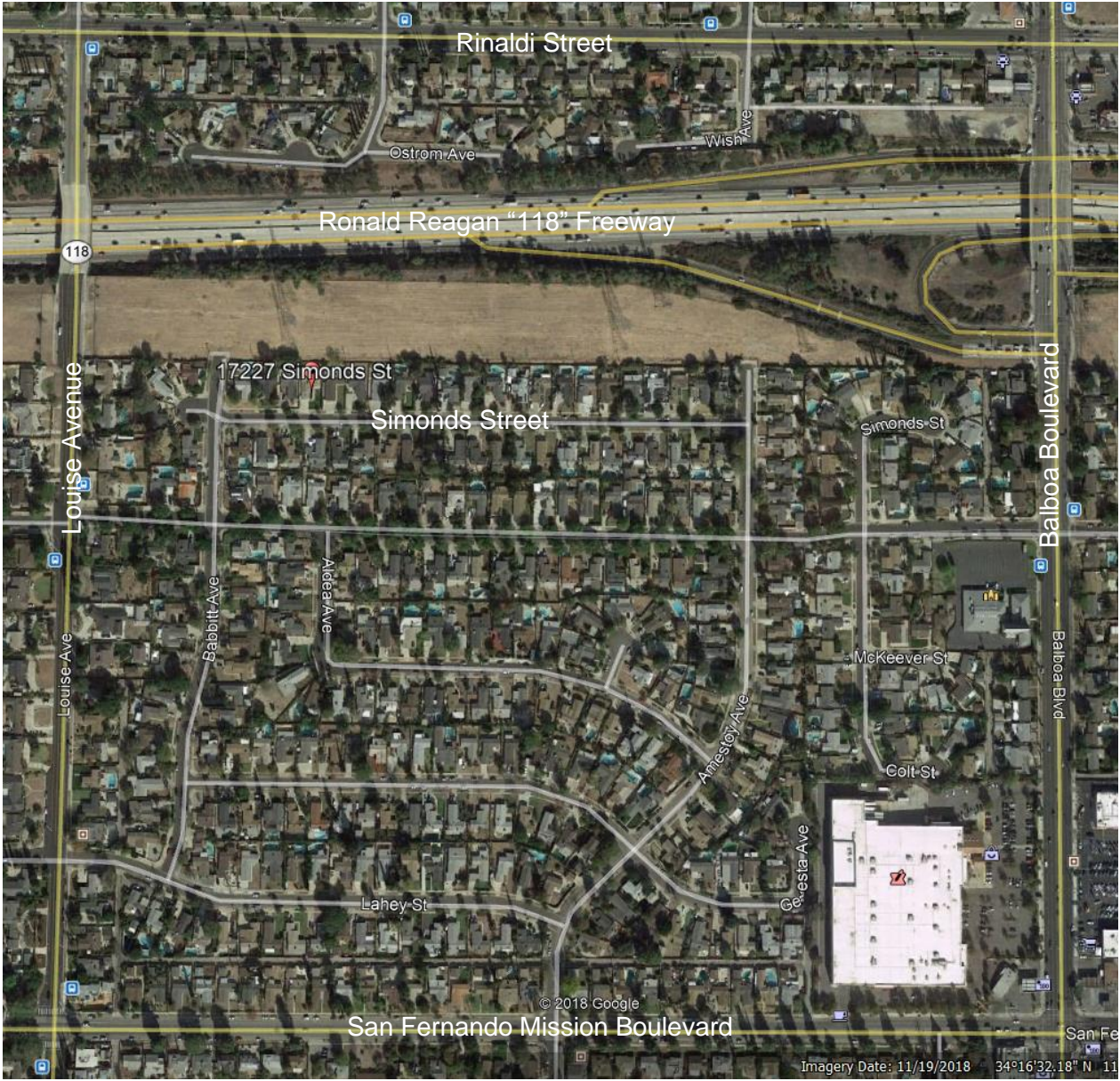
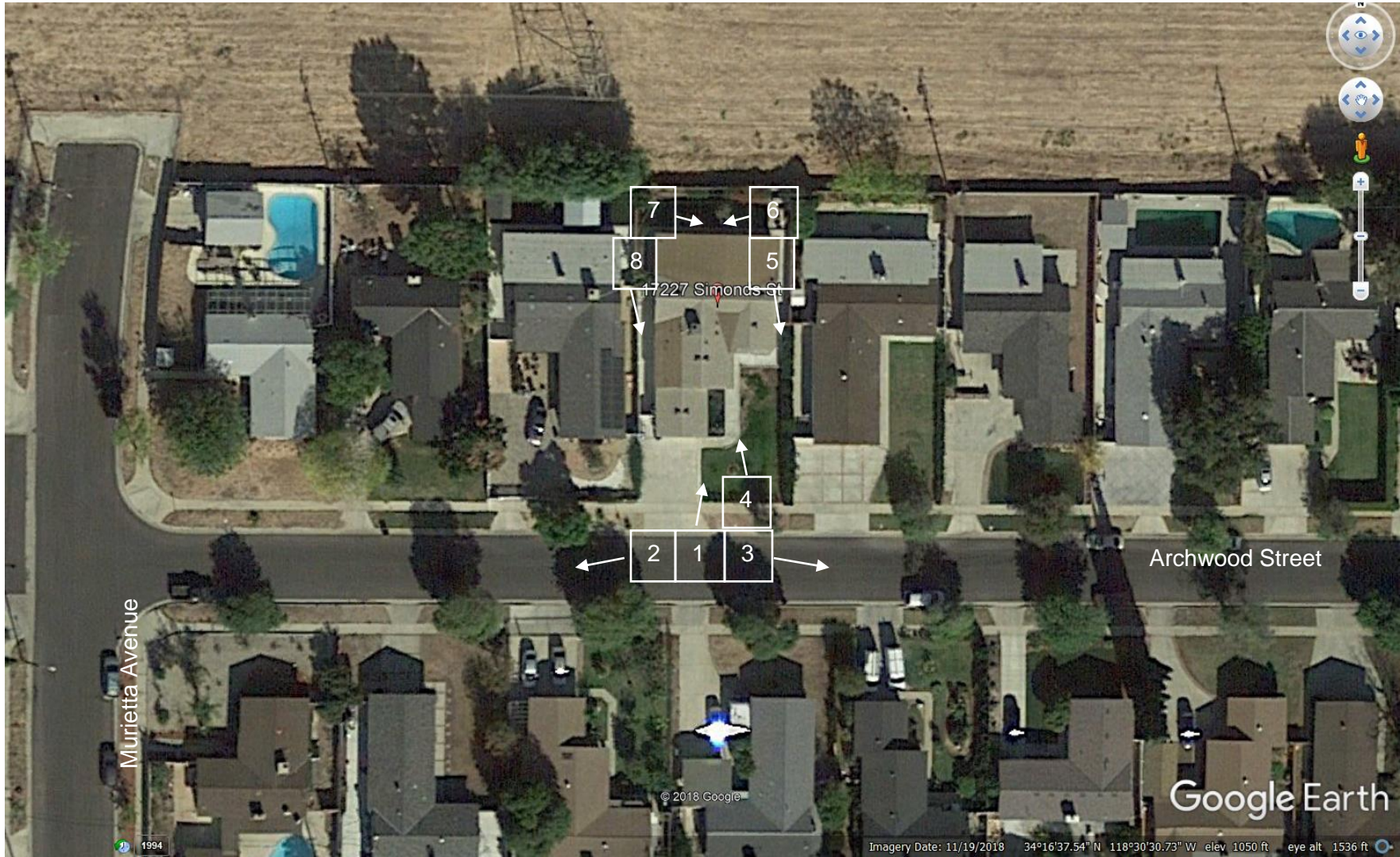


Photo Key



17227 Simonds Street
Granada Hills, CA 91344

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Exhibit C – Environmental Clearance

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2019-6169-CU

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-6171-CE

PROJECT TITLE

17227 West Simonds Street CLHF

COUNCIL DISTRICT

12 - Lee

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

17227 West Simonds Street b/w Louise Avenue and Balboa Boulevard

Map attached.

PROJECT DESCRIPTION:

See attached

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Armen Musakhanyan

CONTACT PERSON (If different from Applicant/Owner above)

Matt Goulet

(AREA CODE) TELEPHONE NUMBER

213-814-1950

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 15301 / Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

See attached.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrew Jorgensen, AICP

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Conditional Use

FEE:
\$5,774

RECEIPT NO.
0202681351

REC'D. BY (DCP DSC STAFF NAME)
Rina Lara

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Project Description:

The Proposed Project is the conversion, maintenance, and use of an existing 2,582 square-foot, six (6)-bed Congregate Living Health Facility into a 12-bed facility, and a request to allow parking of vehicles in the required front yard setback in the RS-1 Zone. Proposed construction would consist of minor interior improvements only.

CEQA DETERMINATION- CLASS 1 CATEGORICAL EXEMPTION APPLIES

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

CEQA Section 15300.2:

None of the exceptions are triggered for the following reasons:

- a) **Location.** Classes 3, 4, 5, 6 and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact an environmental resource or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

Class 1 is exempt from the above consideration.

- b) **Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type in the same place, over time is significant.

The site is located within a Low I Residential area of the Granada Hills Community Plan which allows for the existing congregate living health facility use by-right; the project is an entitlement to allow for an expansion of the use from six (6) beds to 12 beds with only minor interior improvements taking place. The area includes other similar low-density residential uses. Based on a review of databases including the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are no similar conditional use requests occurring in the vicinity.

- c) **Significant Effect Due To Unusual Circumstances.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances. The project proposes to continue the operation of an existing health facility designed for bed-bound patients with an increase of beds served, but no expansion of the physical facility itself. The surrounding area is planned, zoned, and developed with/for similar low density residential uses. There are no unusual circumstances which may lead to a significant effect on the environment.

- d) **Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway.

According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a Scenic Highway, nor are there any designated Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic

buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- e) **Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- f) **Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15301 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

Exhibit D - Correspondence



Andrew Jorgensen <andrew.jorgensen@lacity.org>

Planning Hearing 17227 Simonds St. Granada Hills

2 messages

Alex Palazzo <alxpalace@msn.com>

Thu, Aug 6, 2020 at 9:29 AM

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

Cc: "board@ghsnc.org" <board@ghsnc.org>

Dear Mr. Jorgensen,

I am writing you today to discuss the six bed Congregate Living Health Facility at [17227 Simonds St., Granada Hills](#). I have been a resident at [17200 Simonds St.](#) since 1983, a few doors down from the current six bed facility.

There is a proposal to change the single-family house at 17227 Simonds St. from the current six bed facility to a twelve-bed facility and add a parking lot in the front yard. I am not sure how you can fit twelve people plus a nursing staff in such a small house. As you know, overloading a house causes problems with traffic and parking and it will increase the response time if there is a need for emergency services. With the current worldwide pandemic, overloading a single-family house with more than ten people is a major health concern and should be carefully studied before moving forward.

Simonds Street is a residential family neighborhood; adding a parking lot to the lot at [17227 Simonds St.](#) will commercialize the area bringing in more traffic to a boxed in narrow street. I am afraid that this will also cause property values to drop to the surrounding houses.

I am unable to attend the video hearing about making changes to [17227 Simonds St.](#) Please use this email with my comments as a concerned resident that will be affected if this change should take place.

Thank you for your time.

Sincerely,

Alex Palazzo

[17200 Simonds St.](#)

[Granada Hills, CA 91344](#)

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thu, Aug 6, 2020 at 9:30 AM

To: Alex Palazzo <alxpalace@msn.com>

Cc: "board@ghsnc.org" <board@ghsnc.org>

Hi Alex,

I'm in receipt of your comments, thank you!

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

Opposition to the conversion of a 6-bed facility into a 12-bed facility on my street

2 messages

Aram Klijian <aakvergib77@gmail.com>
To: andrew.jorgensen@lacity.org

Fri, Aug 7, 2020 at 12:06 AM

To Mr. Jorgensen and all those it may concern,

My name is Aram Klijian, and I have lived on Simonds Street in Granada Hills for the past 21 years. Two years ago, I heard that a developer was going to construct a Congregate Living Health Facility at [17227 Simonds Street](#) (which is located in walking distance from my house).

He proposed a 12-bed facility but luckily, the whole community rallied together and opposed this proposal. As a result, the 12-bed facility was not built, but yet the developer got away with building a 6-bed facility on this property. I am still in awe as to how a facility which should have been built in a commercial area received approval to be built in a residential area.

The problem, since that day two years ago, my short and very narrow street has experienced an influx of car and foot traffic as well as littering and noise. I often see the LAPD or LAFD come to our street at least once a month. Although our narrow and short street has a good amount of older residents like my wife and I, before this facility was built, we did not experience LAPD officers showing up in our street nor see many ambulances on our street; however, since this facility was built and started operating in our short and very narrow street, I often see LAPD officers having to come to our street or a fire truck and ambulances.

Once my close friend, who hadn't visited me at my house on Simonds Street for many streets decided to stop by. He couldn't find a parking spot near my house. I told him to park in my driveway. He was perplexed because of the many vehicles and trucks parked around my house, and he said that this street is a hazard because of the many vehicles parked in the street. I told him that this started in recent years, but that 21 years ago the number of cars and big trucks you'd see on the street was much less than it is today.

In addition, since the building and operation of this facility, many of my neighbors have been late to work because they had to take an alternate route as our small and very narrow street was blocked by city vehicles. Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes (such as at 17221, 17225, and [17223 Simonds St](#)) causing the residents who normally park in front of their homes to have to park elsewhere every single day. These workers also litter the sidewalk and driveway with food wrappers, water bottles, etc. These workers usually drive down our street at more than 25 mph; I have often seen cars driving passed my house going towards this facility at what seemed like 40 or more mph. These workers are putting pedestrians and children who often ride their bikes up and down our street at risk. Due to this, a stop sign was erected where many incidents have taken place. Since these workers do not live on our street nor in our neighborhood, they have no regard nor concern for the massive catastrophe they have brought and continue to bring to our lives on this small and very narrow street. I honestly can't imagine what sort of disaster would be awaiting us if this facility were to double in size.

Moreover, I heard the value of not only my house, but of every house on our street would drop significantly if a "parking lot" were to be built in the front yard of this facility. Living so close to this facility would definitely bring down the value of my house and the rest of the houses on our street. This street is a residential area; why is there a congregate living health facility operating in a residential area in this place. This is so absurd, especially on a small and very narrow street which is pretty much flooded with parked cars and trucks. People's driveways seemingly cannot accommodate the number of cars and trucks that residents own on our street in the first place; and if this facility were to double in size it would just further exasperate the situation on our street.

Given the health and safety concerns which I already touched on above, I strongly OPPOSE the conversion of this six-bed Congregate Living Healthy facility into a 12-bed facility and that the front yard be set back to create a parking zone. Please consider the residents on our small and very narrow street as a whole and disapprove the conversion of this facility and help bring a stop to this.

Thank you very much for your time and consideration.

Sincerely,

8/7/2020

City of Los Angeles Mail - Opposition to the conversion of a 6-bed facility into a 12-bed facility on my street

Aram Klijian

17138 Simonds Street
Granada Hills, CA 91344

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Aram Klijian <aakvergib77@gmail.com>

Fri, Aug 7, 2020 at 8:32 AM

Hi Aram,

Thank you for your comments; I am in receipt and will add to the case file.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

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Planning4LA.org

T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

In Opposition of Congregate Living Housing Facility on 17227 Simonds Street.

1 message

Diana Hiatt <dianahiatt49@gmail.com>

Fri, Aug 7, 2020 at 11:09 AM

To: andrew.jorgensen@lacity.org, councilmember.lee@lacity.org, board@ghsnc.org

To Mr. Jorgensen and all those it may concern,
My name is Diana Hiatt and I am a Granada Hills resident and have been for the past 6 years. Two years ago a developer proposed a 12-bed Congregate Living Health Facility at 17227 Simonds Street and at the time the whole community rallied together to oppose it. A 6 bed facility was still built and it has become a burden on our little, quiet street. Let me give some examples:

- Ever since that facility was built my neighborhood has experienced an influx of car and foot traffic, traffic that quite frankly has been dangerous as some of these residents walk around the street in the dark and coming home in the dark makes them hard to spot, posing a risk to them and us.
- We constantly see LAPD and LAFD on our street arriving at that address and blocking the street, creating noise, and creating general worry in the community. It has also caused some of us to be late to work because of the street being blocked.
- Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes and in the middle of the street, causing them to have to park somewhere else EVERY day, instead of at their own homes and property.
- The workers and suppliers also speed into the neighborhood creating a risk for the kids from our neighborhood who play on our street. These kids shouldn't have to worry about someone hurting them.
- The workers leave their food trash, masks, gloves, water bottles, etc, on the sidewalk and driveway. This is not only littering but in the current times it could potentially spread diseases such as COVID-19.

These are some examples, but speaking of COVID-19, expanding this living facility presents a health risk to our community, it can potentially become a breeding ground for this epidemic, considering how little the employees seem to care about leaving trash lying around, I can imagine they could also be careless with sanitation and disease spreading prevention measures. You can prevent this by not allowing this project to continue.

Finally, as you can imagine if this was your own neighborhood, I worry about the value of my house declining when a "parking lot" is built in front of this house, making it a blight on our street and an undesirable neighborhood, turning our lovely, quiet and friendly neighborhood to a commercialized zone. This is a residential area, zoned as such, not a business area.

I'd also like to direct you to the zoning of this residence from the LA County assessor portal, showing the property is currently zoned for single family residential and tax delinquent:

<https://portal.assessor.lacounty.gov/parceldetail/2697015032>

AIN: 2697-015-032

Site Address: 17227 SIMONDS ST, LOS ANGELES CA 91344-3512

Use Type: Single Family Residence
Parcel Type: Regular Fee Parcel
Tax Rate Area: 00016

Parcel Status: ACTIVE
Create Date:
Delete Date:
Tax Status: DELINQUENT
Year Defaulted: 2020
Exemption: None

Building (0101) & Land Overview
Use Code: 0100
Design Type: 0130
Quality Class: D66A

# of Units:	1	Year Built:	1954
Beds/Baths:	6/3	Effective Year:	1975
Building SqFt:	2,247	Land SqFt:	7,701

	2021 Roll Preparation	2020 Current Roll	RC	Year	2020 Base Value
Land	\$ 820,812	\$ 510,600	T	2020	
Improvements	\$ 295,188	\$ 289,400	T	2020	
Total	\$ 1,116,000	\$ 800,000			

Assessor's Responsible Division: North District Office, 13800 Balboa Blvd., Sylmar, CA 91342
Phone: (818) 833-6000, Toll Free: 1 (888) 807-2111, M-F 7:30 am to 5:00 pm

Building and Land Characteristics

Land Information

Use Code = 0100 (Single Family Residence)		Sewers: Yes		Corner Lot: No		Zoning: (Refer Issuing Agency)		Use Code: 0100 (Single Family Residence)			
Total SqFt (GIS): 7,701	Flight Path: No	Corner Lot: No	Code Split: No	Code Split: No		Code Split: No		0 = Residential			
Total SqFt (PDB): 7,750	X-Traffic: No	Coif Front: No	Horse Lot: No	Horse Lot: No		Impairment: None		1 = Single Family Residence			
Usable SqFt: 7,750	Freeway: No	View: None							0 = Unused or Unknown Code (No Meaning)		
Acres:										0 = Unused or Unknown Code (No Meaning)	
Land W' x D': 62 x 125											

Situs Address:
17227 SIMONDS ST LOS ANGELES CA 91344-3512

Legal Description (for assessment purposes):
TRACT NO 18700 LOT 294

Building Information

SUBPART: 0101	# of Units: 1	Year Built: 1954	RCN Other: \$ 2,590	Design Type: 0130	
Design Type: 0130	Beds/Baths: 6/3	Effective Year: 1975	RCN Other Trended: \$ 12,959	0 = Residential	
Quality Class: D65A	Building SqFt: 2,247	Depreciation: RN80 / 0	Year Change: 1978	1 = Single Family Residence	
				3 = Central Refrigeration and Heat	
				0 = Unused or Unknown Code (No Meaning)	

Thank you for your thoughtful consideration in all of this.
Regards,

Diana C. Hiatt



Andrew Jorgensen <andrew.jorgensen@lacity.org>

Friday 1pm meeting - 12 Bed Congregate Living

1 message

dusty titus <dusty_titus@yahoo.com>
To: andrew.jorgensen@lacity.org

Fri, Aug 7, 2020 at 5:04 PM

Sorry to have missed this meeting in person - have better ways to occupy myself.

I live at 17121 Simonds - approx. 12 houses East from 17227 Simonds. I have been a resident on this street for over 25 years - I am a single senior - and frequently go outside w/my pets (2 cats) - I also frequently leave to go shopping and am observant to any activity on this block.

- 1) there are two stop signs - one at each end - they have been here since the year 1955.
- 2) There is NO speeding - There have been no Ambulances w/sirens within the last 12 months - On Corner - at Amestoy -2019 - Brian Kiley. suffered a heart attack - previously in 2018 - my roommate had to be taken to the hospital.
- 3) There is no TRASH on the streets - some residents leave items on property close to curb to be picked up.
- 4)I have not seen a LAPD or LAFD in over two years!
- 5)Foot traffic -- is ONLY residents w/dogs or children out for a walk or run (no people from the health facility.
- 6) I was at the last meeting - and observed a "German" resident try to start a fight w/architect -- this was outrageous & uncalled for!
- 7) They (the residents) are only concerned about their "Property Values" - yet only 3 or 4 have moved.
- 8) There is an increase in truck activity from "Prime" - from other residents ordering items online - and UPS for sure - but its not to 17227 Simonds - when I drive by that house - I observe only one or NO CARS parked in driveway. The driveway is large enough to accommodate Three Cars! Why should visitors??? park in front of other Residents street parking. My neighbors are liars of the first water - So, I don't rely on them for the truth - and neither should you!

Signed - Julie F. Titus - A truth teller. You have my permission to share this email w/any other concerned persons. If you need more info - you may leave a phone message on my land line - 818 363 3288

Thank you for this opportunity to set the record straight.



Andrew Jorgensen <andrew.jorgensen@lacity.org>

Case Nos.: CPC-201906169-CU, ENV-2019-6171-EAF.

2 messages

Grace Villanueva <gxv0090@gmail.com>

Wed, Aug 19, 2020 at 7:17 AM

To: Councilmember.Lee@lacity.org, andrew.jorgensen@lacity.org, board@ghsnc.org

To Councilmember John Lee, Andrew Jorgensen, and the Granada Hills South Neighborhood Council,

LAMC Section 12.24.U12, Conditional Use Permit to Allow 12-Bed Sanitarium/Congregate Living Health Facility (increase from 6 to 12 beds), 17227 W. Simonds St., Granada Hills, 91344 : Case Nos.: CPC-201906169-CU, ENV-2019-6171-EAF.

My name is Grace Villanueva and I am a homeowner at [11320 Amestoy Avenue, Granada Hills, CA 91344](#). A few years ago, a Congregate Health Living Facility was constructed at [17227 Simonds Street, Granada Hills, CA 91344](#). Originally it was proposed as a 12 bed facility but thankfully the community rallied in opposition of the 12 bed facility and it was granted a right for six beds. My Residential neighborhood has experienced much concern and deterioration since the Congregate Health Living Facility opened. My Residential neighborhood has experienced an influx of trash, cars, LAPD, LAFD, road blocks, accidents, randoms roaming my yards (front and back), noise, speeding/not following the traffic rules-most often this is because of the Congregate Health Living Facility. A STOP sign has even been erected on Simonds Street by the Congregate Health Living Facility because of the frequent accidents various cars/people from the Congregate Health Living Facility have caused. The Congregate Health Living Facility is a horrible neighbor and they do not add ANY value to my Residential neighborhood. If anything they are a cause of headache and stress. Additionally, Granada Hills has a large number of confirmed Covid cases and I suspect that some are from the Congregate Health Living Facility. LAPD arrested a facility member because of endangering the public.

I am greatly OPPOSED to the Congregate Health Living Facility at [17227 Simonds Street, Granada Hills](#) being allowed to increase its bed size by six to 12 beds.

Thank you for your time.

Regards,

Grace Villanueva

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Wed, Aug 19, 2020 at 9:35 AM

To: Grace Villanueva <gxv0090@gmail.com>

Cc: Councilmember Lee <Councilmember.Lee@lacity.org>, board@ghsnc.org

Hi Grace,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]



Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

RE: Case # CPC-2019-6169-CU 17227 Simonds Street 91344

2 messages

Inna G <inna.reply@gmail.com>
To: andrew.jorgensen@lacity.org

Sun, Aug 9, 2020 at 9:46 AM

Dear Andrew,

I would like to give you an insight into the past dealing of the owners of this property.

The similarities of Friday's and 2018 meetings are uncanny. The same players were present on Friday and 2018, the owners, the planner, the PR person, and an enthusiastic community representative who lives miles away, and who also had the audacity to express his ardent support for the expansion after a couple visits to the neighborhood. They expressed their disbelief at the opposition. We were not informed. If in fact there were two mailings, we would have at least received one. We found out about the plans only after receiving an official notification from the city. The spin that the move to add six more beds is humanitarian in nature is nauseating.

As far as pandemic is concerned, the owners have no idea on how to provide safety to their clients or staff. If one of the staff or client members test positive, the whole facility would have to be shut down. I would like to give you an example of what responsible attitude to the pandemic is. UCLA is allowing 5000 students to live on campus in student housing, one person per room, two individuals in an apartment, and empty rooms for isolation if students get infected. Only 8% of the classes will be offered as hybrid courses. We are offering a Human Anatomy dissection lab in 1300 sq ft space, eight students only with 45 minutes for thorough cleaning between labs. People are taking responsibility for the lives of others. Infections are on the rise and the data collection in California is broken. People are facing economic hardship. Importance of mental health is on the forefront. UCLA and Apple have partnered and are conducting a clinical study on the effects of the pandemic on the population. Do we really need to stress the residence on Simonds street so a couple of individuals can make more money?

The State of California allows them to have a loosely regulated six bed facility. Let them make peace with this.

Sincerely,
Inna Gergel
[17169 Simonds Street](#)

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Inna G <inna.reply@gmail.com>

Mon, Aug 10, 2020 at 8:26 AM

Hi Inna,

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew
[Quoted text hidden]LOS ANGELES
CITY PLANNING**Andrew Jorgensen, AICP**
pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
[Planning4LA.org](#)
T: (818) 374-9904



August 18, 2020

Joann M. Ambeguia
17175 Simonds St
Granada Hills, CA 91344

RE: Opposition Letter

To Councilmember John Lee, City Planner Andrew Jorgenson, and the Granada Hills Neighborhood Council:

My name is Joann Ambeguia, and my husband and I are the homeowners/residents at 17175 Simonds Street in Granada Hills. I, along with many of my neighbors on Simonds street, participated in a Zoom meeting on August 7, 2020 in opposition of expanding a 6-bed facility to a 12-bed facility located at 17227 Simonds Street. One of the Granada Hills Neighborhood council members made a remark as to all the letters he's received were just copy and pasted. And to be honest, a 3 minute slot during the Zoom meeting was not enough to time to fully express how much we detest expanding the said congregate home. I felt it to be my due diligence to pen an honest letter instead.

My husband and I moved to this neighborhood 5 years ago because we wanted to start a new life for our growing family. 2 years ago, a developer proposed a 12 bed congregate facility to be built at 17227 Simonds St. To much opposition of this 12 bed facility, a 6 bed facility was built instead. Since the congregate was built, I, along with my other neighbors have noticed a steady increase in traffic and even more disheartening, are the speeding cars that come from the employees and visitors at this congregate living. Since before the congregate was built, there rarely has been an ambulance in our neighborhood. I can count maybe a handful of times that there have been emergency vehicles going to that specific location. Our street is significantly more narrow than our neighboring street (Index), it is absolutely impossible for 2 cars to pass by without the other car yielding. And as many of my neighbors have said, that congregate did have a resident in an electric wheelchair who did seem dangerous as he did not seem to care who he ran into going down the street (yes the actual street, not the sidewalk). According to the new owners of this facility, that resident has since been discharged. But this just goes to show that the screening process for these so called "residents" appears to be very lax. And we as a neighborhood do not even know what kind of residents are actually there at this facility. Yes, they may be screened for health, but not social/background checks are done. We have many elderly residents as well as young children.

I am a healthcare worker, an RN if you truly must know. The owners have said that they will even accept patients who are trach and/or vent dependent. I'm glad that they are screening patients strictly for COVID-19. But in my experience with congregate homes, MANY of them are former (or even still active) gang members. I understand there are laws regarding HIPAA for patient privacy, but we do not need our street to be a gang territory for fear of a shoot out from rival gangs. We should not need to be in living in fear of going outside for fear of our own safety. The current pandemic alone is doing that; we don't need added fear/distress. With that being said, the owners have said that expanding the congregate to a 12-bed facility will only increase staff by one more employee. Yes the staff may increase by one more employee, but the residents' family members will still be allowed to visit despite being strictly screened, hence the increase in traffic and overcrowding on our already narrow street. Furthermore, trach/vent dependent patients do require a higher level of care. There has to be at least someone on staff who is certified in advanced cardiac life support (I know this for a fact working with trach/vent patients myself). These potential trach/vent dependent patients will also require frequent tracheal suctioning to clear their airways of secretions. This is an aerosolized procedure, and we don't even know if their windows/ventilating system will filter out potential infectious agents

(another notable concern as we have many elderly residents in our neighborhood who suffer comorbidities that put their already fragile health at risk) into the air we breathe just by stepping outside our homes. I too have also noticed some of the trash/PPE that comes down from that facility. Again, a health concern in light of the ongoing pandemic.

I do not know how else to express how much we, the residents on Simonds st, oppose the expansion of this 6-bed facility to a 12-bed facility. I feel that the current owners should consider relocating their facility to an area that is much closer to an acute care setting (such as a hospital). Our neighborhood is not the ideal place to accommodate such a facility. I can only say that I truly believe in fixing a problem in it's early stages to prevent any more issues (as we are now facing) from arising. As a homeowner/resident, a healthcare worker, parent, and overall concerned being, I truly oppose this expansion. I can only see more issues arising in the near future should this congregate expand.

I thank you for your time. Should you have any questions or concerns, I may be contacted at my information above or below.

Sincerely,

Joann M. Ambeguia
818-312-7475
jmontongson831@gmail.com



Andrew Jorgensen <andrew.jorgensen@lacity.org>

opposition letter

2 messages

Joann Ambeguia <jmtongson831@gmail.com>

Tue, Aug 18, 2020 at 6:01 PM

To: Councilmember.Lee@lacity.org, andrew.jorgensen@lacity.org, board@ghsnc.org

Attached is the opposition letter in pdf format (if the previous letter could not be opened) regarding the expansion of a 6-bed congregate facility to a 12-bed facility.

 **Opposition letter.pdf**
27K

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Wed, Aug 19, 2020 at 9:29 AM

To: Joann Ambeguia <jmtongson831@gmail.com>

Cc: Councilmember Lee <Councilmember.Lee@lacity.org>, board@ghsnc.org

Hi Joann,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

On Tue, Aug 18, 2020 at 6:01 PM Joann Ambeguia <jmtongson831@gmail.com> wrote:

Attached is the opposition letter in pdf format (if the previous letter could not be opened) regarding the expansion of a 6-bed congregate facility to a 12-bed facility.



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

Case #CPC-2019-6169-CU. 17227 Simmonds St, Granada Hills

2 messages

John Yule <johnyule1@icloud.com>

Mon, Aug 17, 2020 at 10:21 AM

To: andrew.jorgensen@lacity.org, Councilmember.Lee@lacity.org, board@ghsnc.org

My name is John Yule. I am the owner at 11244 Babbitt Av. in Granada Hills.

Simmonds St is way too narrow to support the kind of access this business needs. This is the reality as witnessed by the immediate neighbors. Aegis, Brookdale, Kaiser and many others locate their extended care facilities on streets that are wide enough to allow for necessary unfettered access. These patients and neighbors deserve this level of quality. The city needs to take this into account when planning. (in addition to all the other quality of life issues ie. speeding workers cars, trash, etc).

Apparently, our neighborhood council is on another street so is not directly impacted by this. Hence their " no opposition " vote. People not directly affected by this do not speak for us.

The expansion of this living care facility is a bad and impractical idea. It should not be permitted at this location.

Thank You
John Yule

Sent from my iPhone

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Mon, Aug 17, 2020 at 10:29 AM

To: John Yule <johnyule1@icloud.com>

Cc: Councilmember Lee <Councilmember.Lee@lacity.org>, board@ghsnc.org

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

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Andrew Jorgensen <andrew.jorgensen@lacity.org>

I'm opposing to the extension of a 6-12 bed CLHF in GH

2 messages

Jose Alcantara <joeruso@verizon.net>

Tue, Aug 18, 2020 at 12:29 PM

Reply-To: Jose Alcantara <joeruso@verizon.net>

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

To City planner Andrew Jorgensen,

Hello, I am Jose Alcantara, a 20-year homeowner and resident on Simonds Street in Granada Hills.

Two years ago, the owner next door(17227) proposed a 12-bed living facility, but luckily, the whole neighborhood got together and went to Granada Hills High school where the GHSN meeting was held, to oppose. Probably over 50 of us attended in opposition. Despite our opposition, a 6-bed facility was still built. Now after two years of suffering, I recently found out that the applicant has applied yet again for a 12-bed. About two weeks ago, I received a letter in the mail from the LA city planner that there would be a zoom call on Friday, August 6th. Upon our attendance, we were informed that there had been two previous GH neighborhood council meetings concerning the issue. I did not ever receive any notice of these meetings. Granada Hills Neighborhood Council did not send me any notification. If they had, I, along with the whole community, would have been present in opposition.

As a parent of two children, I want to ensure that they grow up in a safe and clean environment. I want them to feel comfortable and safe when they are playing outside or riding their bikes. Since two years ago, there has been a big increase in traffic in such a narrow street. I see cars of workers, employees,

and patients' visitors, friends or family picking up, and maintenance crews speeding in our street. A stop sign has been placed in our street due to a few incidents that have occurred, but people who do not live here ignore the sign. Cars are parked so that sidewalk pedestrians have to walk around it. LAPD, LAFD, ambulances, supplies deliveries, and food deliveries arrive at all times of day in our street blocking the street and disrupting my family and me at all hours of the day and night. People who arrive at this facility are in their cars for hours eating or talking. Garbage such as tissues, papers, gloves, masks, cigarette butts, screws, and nails are constantly exhibited on our sidewalks and my driveway. As the applicant does not live here, it obviously seems that he has no concern for the damage and suffering he has brought and continues to bring into our lives. I cannot even begin to imagine the damage that would be brought if the facility is doubled.

City planner Jorgensen, our neighborhood council did not regard our opinion or stance on this issue as they did not even inform us about the meetings. I am opposed to the extension of a 6 bed to 12 bed congregate living health facility and ask the commission to decline the applicant's request for 12 beds. If there are any steps I can take to further present my opposition please let me know.

Have a nice day,
Jose Alcantara

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Jose Alcantara <joeruso@verizon.net>

Tue, Aug 18, 2020 at 1:29 PM

Hi Jose,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

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Van Nuys, CA 91401

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Andrew Jorgensen <andrew.jorgensen@lacity.org>

Congregate Living Health Facility

2 messages

kwhite55@gmail.com <kwhite55@gmail.com>

Mon, Aug 17, 2020 at 7:09 PM

Reply-To: kwhite55@gmail.com

To: andrew.jorgensen@lacity.org, Councilmember.lee@lacity.org, board@ghsnc.org

Dear Council Member John Lee, Andrew Jorgensen, and the Granada Hills Neighborhood council

My name is Kathy White and I am a resident at [17157 Simonds St](#) in Granada Hills. I have heard that a developer would like to expand the congregant living health facility at [17227 Simonds St](#). He is proposing to expand the 6-bed facility to a 12-bed facility.

Due to this facility our neighborhood has experienced a lot more traffic. And parking has been an issue especially for those residents who live in close proximity.

I oppose the expansion. This is a small residential street and the added traffic is already a problem. Please oppose this expansion.

Thank you for your time,
Kathy White

Sent from myMail for iOS

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Tue, Aug 18, 2020 at 8:22 AM

To: kwhite55@gmail.com

Cc: Councilmember Lee <Councilmember.lee@lacity.org>, board@ghsnc.org

Hi Kathy,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

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City Planner

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To whom it may concern,

With regard to the intent to expand the property at 17227 Simonds Street from a 6-bed to a 12-bed facility, we feel the need to express our opposition to this endeavor.

Since the facility was initially set up in our quiet neighborhood, which is not a through street, we have seen an increase in traffic and activity that we had not seen before in our over twenty years of residence here. Some examples of what we have witnessed on our street:

- We watched two people walking from Index, coming from Balboa, down the middle of our street to visit the facility wherein one of them sat on the curb while the other went inside.
- Half the time we pass by the facility, there is a truck or van delivering something or a vehicle parked on the street as someone goes in to visit the facility.
- We have found discarded masks and gloves on the sidewalk outside of the facility.
- We had the city bring one of those large trucks used to rooter the main sewer, something we rarely saw before.
- Fire trucks and ambulances parked in front of the facility.
- A new stop sign was installed on that end of our street which had never been requested or needed before.

This is while this facility manages only 6 beds. Doubling that capacity likely will result in a doubling of the above.

And, regardless of the above, we are in the midst of a pandemic where any concentration of people potentially exposed to Coronavirus can further spread and endanger lives. This is a facility that specifically serves patients who are on ventilators and are terminally ill. They have no means of ensuring any patients, visitors, or healthcare workers who visit the establishment will not bring the virus to our neighborhood. This facility could easily become a hot spot for Covid-19 while situated barely six feet away from families doing their best to stay safe during this pandemic.

Unfortunately, we have no trust in the owner of the facility given his past actions. He established this facility without the knowledge or interests of the community in mind, despite what he says in his application. We were only made aware of the facility when he first attempted to expand it from a 6-bed to a 12-bed facility 2 years ago. We opposed the expansion of the facility then and now, having experienced the changes to the community the facility has brought, we are even more opposed to the expansion today.

Thank you for your time and consideration on this matter.

Ken Nakai and Inna Gergel

17169 Simonds Street.



Andrew Jorgensen <andrew.jorgensen@lacity.org>

Re: 17227 Simonds St, Granada Hills, CA 91344

2 messages

Marisol Villanueva <lovebeautydesire@yahoo.com>

Wed, Aug 19, 2020 at 7:06 AM

To: "Councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>, "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

Pursuant to LAMC Section 12.24.U12, Conditional Use Permit to Allow 12-Bed Sanitarium/Congregate Living Health Facility (increase from 6 to 12 beds), 17227 W. Simonds St., Granada Hills, 91344 : Case Nos.: CPC-201906169-CU, ENV-2019-6171-EAF.

On Tuesday, August 18, 2020, 09:37:06 PM PDT, Marisol Villanueva <lovebeautydesire@yahoo.com> wrote:

To Councilmember John Lee, Andrew Jorgenson, and the Granada Hills South Neighborhood Council,

My name is Marisol Villanueva and I am a homeowner at [11320 Amestoy Avenue, Granada Hills, CA 91344](#). A few years ago, a Congregate Health Living Facility was constructed at [17227 Simonds Street, Granada Hills, CA 91344](#). Originally it was proposed as a 12 bed facility but thankfully the community rallied in opposition of the 12 bed facility and it was granted a right for six beds. My Residential neighborhood has experienced much concern and deterioration since the Congregate Health Living Facility opened. My Residential neighborhood has experienced an influx of trash, cars, LAPD, LAFD, road blocks, accidents, randoms roaming my yards (front and back), noise, speeding/not following the traffic rules-most often this is because of the Congregate Health Living Facility. A STOP sign has even been erected on the Simonds Street by the Congregate Health Living Facility because of the frequent accidents various cars/people from the Congregate Health Living Facility have caused. The Congregate Health Living Facility is a horrible neighbor and they do not add ANY value to my Residential neighborhood. If anything they are a cause of headache and stress. Additionally, Granada Hills has a large number of confirmed Covid cases and I suspect that some are from the Congregate Health Living Facility. LAPD arrested a facility member because of endangering the public.

I am opposed to the Congregate Health Living Facility at [17227 Simonds Street, Granada Hills](#) being allowed to increase its bed size by six to 12 beds.

Please note my complaint about the Congregate Health Living Facility was previously made in person at Councilmember John Lee's Office. Hannah Lee, Eric Moody, and Matthew Hernandez were made aware of my complaint.

Thank you for your time.

Regards,

Marisol Villanueva

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Wed, Aug 19, 2020 at 9:34 AM

To: Marisol Villanueva <lovebeautydesire@yahoo.com>

Cc: "Councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

Hi Marisol,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--

Andrew Jorgensen, AICP



pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
Planning4LA.org
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Andrew Jorgensen <andrew.jorgensen@lacity.org>

proposed expansion of congregate living facility @ 17227 Simonds st, granada hills, 91344

2 messages

mick deering <themick99@yahoo.com>

Sun, Aug 9, 2020 at 6:09 PM

Reply-To: mick deering <themick99@yahoo.com>

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "councilmember.lee@lacity.org"

<councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

Cc: "ruthhalcantara@gmail.com" <ruthhalcantara@gmail.com>

to all parties concerned

my name is michael deering. i have lived at [17266 simonds street](#) for over 25 years. i regret that i was unable to attend the zoom meeting last friday and i hope you accept this email as substitute for my opinion that would have been expressed at that time. the very reason my family chose this house was the layout of the neighborhood, a network of short streets and cul d'sacs, for its light traffic almost entirely composed of neighbors and the occasional delivery or utility vehicle. the streets are really too narrow for the allowed parking on both sides and two cars to pass. but we manage and it has never been a problem and has provided an opportunity to slow even more and smile at your neighbor.

and that very quality is now being threatened. since this group home appeared, there has been much more traffic, large convalescent and carpool vans, emergency vehicles. the vans often park in the middle of the street for extended periods, loading and unloading mobility challenged residents of this home. nonresident employees, visitors and support personal who take no notice of the nature of the neighborhood now comprise a considerable portion of what used to be almost exclusively local residents. they leave behind food containers and medical waste. parking which has always been at a premium, especially on streetsweeping days has also become much worse and converting the existing front yard into a parking lot is definitely not the answer.

this is all bad enough. should this facility be doubled in occupancy, this would only exacerbate the problems it is already bringing to our neighborhood. the idea of turning the front yard into a parking lot, i find completely abhorrent and utterly incompatible with the rest of the houses in the neighborhood.

please don't allow our neighborhood to be turned incrementally into a strip mall.

very sincerely yours

Michael 'Mick' Deering

818.360.6063

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Mon, Aug 10, 2020 at 8:27 AM

To: mick deering <themick99@yahoo.com>

Cc: "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>,

"ruthhalcantara@gmail.com" <ruthhalcantara@gmail.com>

Hi Mick,

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

--

Andrew Jorgensen, AICP

8/10/2020

City of Los Angeles Mail - proposed expansion of congregate living facility @ 17227 Simonds st, granada hills, 91344



pronouns: he/him/his

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Andrew Jorgensen <andrew.jorgensen@lacity.org>

Project at 17227 West Simonds st. (CPC-2019-6169-CU)

2 messages

Orlando Becaria <orbe3@aol.com>

Fri, Aug 14, 2020 at 9:38 AM

Reply-To: Orlando Becaria <orbe3@aol.com>

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "Councilmember.Lee@lacity.org" <Councilmember.Lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

Hi, my name is Orlando Becaria and I live on [17206 Simonds st.](#) and I'm opposed to the conversion to a 12 bed facility.

On the meeting on August 6th it was mentioned that there were two neighborhood council meetings and talking to the neighbors we did

not get any notices about it. If you guys have the minutes of the meetings can you tells us who was present from the neighborhood?

When I pass out the petition against the project nobody was aware of the meetings.

Also has there been a study on property values after the nursing facilities (12bed) are opened?

Finally there is more community opposition for the project around 90% or higher than there is acceptance.

Thanks

Orlando

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Mon, Aug 17, 2020 at 10:28 AM

To: Orlando Becaria <orbe3@aol.com>

Cc: "Councilmember.Lee@lacity.org" <Councilmember.Lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

--



Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

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Van Nuys, CA 91401

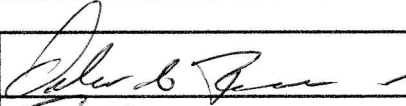

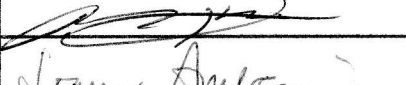
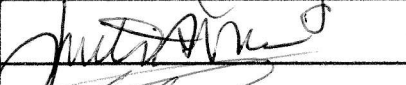
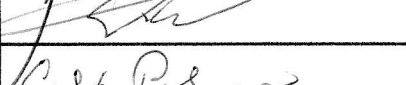


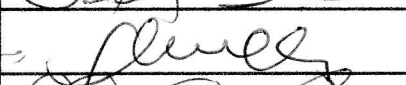


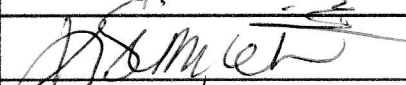
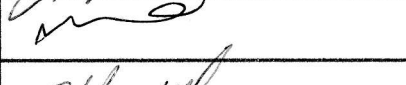

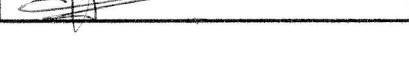
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PETITION AGAINST PROPOSE PROJECT ON 17227 SIMONDS STREET

The following home owners are against the propose project of converting the six bed Congregate Living Health Facility into a 12 bed facility. This is a very quiet community and we want to keep it that way. Having the extra traffic from nurses, doctors, ambulances, delivery vehicles and visitors is too much for the narrow street to handle.

HOME OWNERS NAME	ADDRESS	SIGNATURE
ORLANDO BECARIA	17206 SIMONDS ST.	
PEY ENCARNAION	17215 SIMONDS ST	
MIGUEL RODRIGUEZ	17168 SIMONDS ST	
JOANN Ambeguig	17175 SIMONDS ST.	Joann Ambeguig
Diana Hiatt	17174 Simonds st.	DHiatt
Gloria Kiley	1718 Simonds st	Gloria Kiley
JUANWA MARTINEZ	17181 Simonds St	
ED MICHEL	17201 SIMONDS ST	
Alex Palazzo	17200 Simonds St GH	Cel Palazzo
Carlos Martinez	17209 Simonds St	
Jose Deconfora	17221 SIMOND ST	
Veronica Rodriguez	17238 Simonds st	
FE CRISTOPHER	17242 Simonds st.	
Ghanwa Murra	17246 Simonds St	
Mike Coet	17261 Index st	Mike Coet
OSAMA Metry	17233 Simonds st	
Kathlene Semien	17239 Simonds St	
Michelle Caro	17247 Simond st.	
Roland Cantu	17241 Index st	Roll Cantu
Helen Hranina	17251 index st	



Andrew Jorgensen <andrew.jorgensen@lacity.org>

Fwd: Petition Against project on 17227 Simonds street

2 messages

Orlando Becaria <orbe3@aol.com>
 Reply-To: Orlando Becaria <orbe3@aol.com>
 To: "Andrew.jorgensen@lacity.org" <Andrew.jorgensen@lacity.org>

Wed, Jul 22, 2020 at 1:09 PM

-----Original Message-----

From: Orlando Becaria <orbe3@aol.com>
 To: andrew.jorgensen@lacity.com <andrew.jorgensen@lacity.com>
 Sent: Wed, Jul 22, 2020 12:55 pm
 Subject: Petition Against project on [17227 Simonds street](#)

Hi Andrew,

I don't understand why the affected area is a 500 foot radius instead of the whole Simonds street we will be affected by extra traffic.

I'm not done getting everybody's signature but this is a start.

Thanks
 Orlando
 818-631-3568

2 attachments

 **IMG_20200722_0002.pdf**
 519K

 **IMG_20200722_0001.pdf**
 884K

Andrew Jorgensen <andrew.jorgensen@lacity.org>
 To: Orlando Becaria <orbe3@aol.com>

Wed, Jul 22, 2020 at 2:03 PM

Thank you Orlando, I am in receipt and will print for the case file.

[Quoted text hidden]

--



LOS ANGELES
 CITY PLANNING

Andrew Jorgensen, AICP
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 City Planner
Los Angeles City Planning
 6262 Van Nuys Blvd
 Van Nuys, CA 91401
 Planning4LA.org
 T: (818) 374-9904



**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

Read

2 messages

PEGGY VIDAL <pegasus1_1999@yahoo.com>

Fri, Aug 14, 2020 at 11:56 AM

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

My name is Peggy Vidal and I am a homeowner/resident at [17115 Simonds Street](#) in Granada Hills. Two years ago, I heard that a developer was going to construct a Congregate Living Facility at [17227 Simonds Street](#). He proposed a 12-bed facility, but luckily, the whole community rallied together and opposed this action. A 6-bed facility was built on this property. Since that day two years ago, my neighborhood has experience an influx of car and foot traffic, as well as, littering and noise. On our street, we see LAPD & LAFD at least once a month. Due to this, many of us have experience our small street being blocked and have had to seek alternate routes. Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes (17221, 17225, 17223) causing them to have to park elsewhere EVERY day. These workers also leave their food trash, masks, gloves, water bottles, etc. on the sidewalk and driveway. These workers speed onto Simonds Street, residents have had to swerve or sprint out of the way to avoid them. Due to this, a stop sign has been placed where many incidents have occurred. Children ride their bicycles and families take walks and they see trash all over the sidewalks. As these people don't live here, they have no concern or regard for the massive catastrophe they have brought and continue to bring into our lives. Seeing as how much our street has changed in these past two years, I can't begin to imagine what disaster would be brought to us if the facility was doubled.

At the Zoom meeting that was held on August 6th, the owners indicated that they had mailed out two notices informing of the conversion and at a Granada Hills neighborhood council meeting. I would like to make it clear that as residents/homeowners, we did not receive the first two notices informing us of this proposed expansion. Had this been otherwise, I know that myself, along with many other residents would have been in attendance and in opposition as we were on 8/7/2020.

I would like to reiterate that I am opposed to the conversion to a 12-bed Congregate Living Health Facility at [17227 Simonds Street](#).

Thank you for your time,

Peggy Vidal and family members of 17115 Simonds St.

Sent from [Mail](#) for Windows 10

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Mon, Aug 17, 2020 at 10:29 AM

To: PEGGY VIDAL <pegasus1_1999@yahoo.com>

Cc: "board@ghsnc.org" <board@ghsnc.org>

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP
pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

Project Site: 17227 West Simonds Street : Case No. CPC-2019-6169-CU2 messages

Pierre <pierre@slicedavocado.com>

Wed, Aug 19, 2020 at 12:40 PM

To: Andrew.jorgensen@lacity.org, Councilmember.Lee@lacity.org, mfisk@ghsnc.org

Project Site: 17227 West Simonds Street**Case No.** CPC-2019-6169-CU**CEQA No.** ENV-2019-6170-CE

Hi:

I OPPOSE the expansion of the current 6 bed congregate living health facility into a 12 bed located at:

17227 Simmonds St
Granda Hills, CA 91344-3501

The facility with 6 beds has been a bad neighbor

- Poor landscape maintenance
- Speeding employees
- Trash/medical refuse surrounding property
- gloves
- masks
- waterbottles
- increased transportation traffic
- a stop sign was erected because of accidents in the community related to the facility
- additional parked vehicles
- increased foot traffic
- increased public service use e.g. police, ambulances
- I've witnessed an arrest of a man in a wheelchair
- Increased Noise

The facility reduces safety

- The increased traffic makes community policing difficult.
- harder to tell who shouldn't be here

While regulated like a single home residence, the facility is not a neighbor.

- We can't count on them like a neighbor in times of need e.g. earthquake, fire etc.
- Would be a burden to the surrounding community in a time of need with 12+ disabled people
- large head count
- lower tax income

The facility adds nothing of value to the surrounding community

Los Angeles housing crisis

- The facility deprives the community of an additional family and participant


"Strong Opposition" from community on first attempt to expand and still continues

- "Mr. Seletos [PLUM Co-Chair John Seletos] reported that "there was very strong opposition" to the project from the community"

Best,

Pierre Villanueva
[11320 Amestoy Ave](#)
[Granada Hills, CA 91344-3501](#)
(310) 993-8326

Enclosures: copy of minutes dated attached Thursday, July 5, 2018 *with highlights*

 **Minutes_2018-07-05.pdf**
262K

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Pierre <pierre@slicedavocado.com>
Cc: Councilmember Lee <Councilmember.Lee@lacity.org>, mfisk@ghsnc.org

Fri, Aug 21, 2020 at 1:57 PM

Hi Pierre,

I'm in receipt of your comments and will add them to the public record.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
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Andrew Jorgensen <andrew.jorgensen@lacity.org>

Opposing Case No. CPC-2019-6169-CU Applicants Requests - 17227 Simonds Street

2 messages

Rey Encarnacion <reyencarnacion@gmail.com>
To: andrew.jorgensen@lacity.org

Fri, Aug 7, 2020 at 6:13 PM

Dear Andrew Jorgensen,

We are Rey Encarnacion and Jency Encarnacion who live and own 17215 Simonds Street, Granada Hills, CA. 91344.

Thank you for providing the forum you recently gave the neighborhood to speak on our concerns of the Living Health Facility on [17227 Simonds Street](#), Granada Hills, CA. 91344 on August 7, 2020 Zoom meeting. We are opposing the expansion from a 6 bedroom to a 12 bedroom living health facility and additional parking the applicants are requesting. We are also questioning the support of those who mentioned they provided notice to the neighborhood about attending hearings with the city to discuss the expansion to 17227 Simonds Street with no neighborhood attendance to disapprove the request to the expansion mentioned on the August 7, 2020 Zoom call. We did not receive any notice in the mail for those hearings and it sounded like on the Zoom call almost all of those opposing the expansion and adding of parking did not receive the proper mail notification as well.

As an owner/resident at [17215 Simonds Street](#), we believe the neighborhood has been affected by the living health facility. Additional traffic, speeding, emergency vehicles being dispatched for patient needs at the facility and waste (gloves and cigarettes) has been an issue. I would like to point out that the Simonds Street, is a narrow street. When vehicles intersect each other, one would need to yield to allow the other to pass. Emergency vehicles parked on the street, create congestion to the Simonds street, making it difficult to enter or leave the neighborhood. To allow the increasing of the amount of beds, will mean more traffic in the neighborhood and disturbance.

As parents to a 12 year old girl and 10 year old boy, we have safety concerns with the patients visitors coming into the neighborhood. Ever since this change to our neighborhood, there has been an unease to our family, not knowing the intentions to the strangers that are coming in and out of the neighborhood. We are fearful to allow our children to play outside in front of our house without one of us being present with them.

Lastly, let us be honest that this is a business, and the applicants are wanting to expand their facility to a 12 bedroom facility to increase business for profit. The applicants do not live in the property, therefore they are not affected by the disturbance to their business in the neighborhood.

We are looking at our home as a home we could retire in because of how quiet and friendly the neighborhood is. Now things have changed so much that it has become difficult to envision that. Having this facility in our neighborhood has now created an unease to being in this home based on the issues the facility has now created. I hope you could see our concerns as well as our neighbors' and oppose the 12 bedroom expansion and addition of parking to the living facility on Simonds Street. I hope you could hear and see that most, if not all, living in the neighborhood oppose the applicants' requests.

Thank you again for your time. If you would like to speak with us, we can be reached by email at reyencarnacion@gmail.com or phone at 818-612-1685.

Sincerely,

Rey Encarnacion & Jency Encarnacion

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Rey Encarnacion <reyencarnacion@gmail.com>

Mon, Aug 10, 2020 at 8:24 AM

Hi Rey,

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

--



Andrew Jorgensen, AICP
pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

6-bed to 12-bed expansion on Simonds St.

2 messages

Robert Mason <robertjamesmason@gmail.com>

Sun, Aug 16, 2020 at 6:02 PM

To: andrew.jorgensen@lacity.org, councilmember.lee@lacity.org, board@ghsnc.org

August 15, 2020

To: Andrew Jorgensen

City Planner

andrew.jorgensen@lacity.org

John Lee

City Councilperson

councilmember.lee@lacity.org

Granada Hills South Neighborhood Council

board@ghsnc.org

From: Robert and Jolene Mason

17157 Simonds St.

Granada Hills, CA 91344

Dear civic leaders:

Our names are Jolene and Robert Mason as we reside at [17157 Simonds St](#) in Granada Hills. A couple of years ago we attended a neighborhood council meeting at Granada Hills High School regarding the petition to change the planned development of a six-bed Congregate Living facility to a 12-bed facility. It was explained to us that the six-bed had already been approved and the meeting was for an expansion to 12 beds. At that time there was an overwhelming opposition to the 12-bed expansion. We are several houses down from the current facility, we continue to oppose the expansion for all the obvious reasons: more traffic on a street that is quite narrow (if cars are parked on opposite sides of the street, two cars have trouble passing one another), the added parking of cars on the street (though granted not all the workers leave there cars), we have had several rather close encounters with the cars that drop off workers not looking, pulling out and almost causing an accident, the increase of traffic is what I assume is the reason for the added stop sign at the end of the street.

In addition, there has not been any change in policy or practice so I am not sure why we have to go through this process of opposing the change again after such a decisive opposition the first time around.

So please listen to the residents of the immediate community that have to deal with the added stress of a business being run in our neighborhood.

Sincerely,

Robert and Jolene Mason

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Mon, Aug 17, 2020 at 10:31 AM

To: Robert Mason <robertjamesmason@gmail.com>

Cc: Councilmember Lee <councilmember.lee@lacity.org>, board@ghsnc.org

Thank you for your comments. They will be added to the public record for this case and I will also add you to the list to receive the courtesy notice prior to the City Planning Commission meeting in the next couple months.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

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Andrew Jorgensen <andrew.jorgensen@lacity.org>

17227 West Simonds Street

2 messages

Ruth Alcantara <ruthhalcantaraa@gmail.com>
To: andrew.jorgensen@lacity.org

Sun, Jul 12, 2020 at 11:12 AM

Hello,

My name is Ruth Alcantara and I am a Granada Hills Resident.

I would like to begin by stating that I strongly OPPOSE the conversion of the 6-bed Congregate Living Health Facility into a 12-bed living facility for many Health and Safety Reasons. I will be stating all of these at the Zoom meeting.

I am asking to view the public file on this conversion and any other information that is made available to the public as the letter sent out did not provide much insight.

I thank you for your time and look forward to hearing from you.

Sincerely,
Ruth Alcantara

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Ruth Alcantara <ruthhalcantaraa@gmail.com>
Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>

Mon, Jul 13, 2020 at 2:51 PM

Hi Ruth,

Thank you for your comments, I am in receipt.

The staff hearing on August 7 is an initial hearing that will be used to inform the recommendation to the City Planning Commission, who will act as the decision maker on this case.

At this point, the administrative record for this case consists solely of applicant-submitted materials; after the hearing, I will develop a staff report with analysis of this case. If you want, I can look into the process for viewing the physical file, which will be more difficult with covid-related holding periods for physical materials. However, if there are materials from the file you wish to view, such as their application or plans I can email electronic copies of these portions of the public record.

Otherwise, if you send me your address I can ensure you are on our interested parties list for this case and are notified of the availability of the staff report.

Best,

Andrew
[Quoted text hidden]



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**Andrew Jorgensen** <andrew.jorgensen@lacity.org>

17227 Simonds Street

2 messages

Ruth Alcantara <ruthhalcantaraa@gmail.com>

Fri, Aug 7, 2020 at 12:37 AM

To: andrew.jorgensen@lacity.org, Councilmember.Lee@lacity.org, board@ghsnc.org

To Mr. Jorgensen, Councilman John Lee, and the Granada Hills South Neighborhood Council:

My name is Ruth Alcantara and I am a Granada Hills resident and have been my entire life. Two years ago, I heard that a developer was going to construct a Congregate Living Health Facility at [17227 Simonds Street](#). He proposed a 12-bed facility but luckily, the whole community rallied together and opposed this action. A 6-bed facility was still built on this property.

Since that day two years ago, my neighborhood has experienced an influx of car and foot traffic as well as littering and noise uprise. On our street, we see LAPD or LAFD arriving at least once a month. Although our street has a good amount of older residents, before this facility was built, we almost never had this many ambulances in our neighborhood. Due to this, many of us have been late to work because we had to go an alternate route as our small street was blocked by city cars. Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes (17221, 17225, 17223) causing them to have to park elsewhere EVERY day. These workers also leave their food trash, masks, gloves, water bottles, etc. on the sidewalk and driveway. As these workers speed onto Simonds Street, I've had to swerve or sprint to the other side in fear of being hit. Due to this, a stop sign has been placed where many incidents have happened. As these people don't live here, they have no concern or regard for the massive catastrophe they have brought and continue to bring into our lives. Seeing as how much our street has changed in these past two years, I can't begin to imagine what disaster would be brought to us if the facility was doubled.

Think about the impact that this will have on our neighborhood. This doesn't just affect Simonds street but it affects Index and Babbit and Amestoy as the cars run through here. In light, it affects all of Granada Hills as people will see this and think its a great way to gain money, will begin to build their own facilities, and pretty soon every other house could be a facility. Every decision has its repercussions.

Simonds Street consists of people who have been living here for decades. The majority of Simonds street are first or second-generation buyers of the original houses. These are our homes. This is where we make our memories. This is where I have been raised. The man who purchased this house to make a business off of it is not who you represent. The grand majority of our street strongly opposes this proposal of converting it into a 12 bed congregare living facility. By approving this, you would not only be letting us down but more importantly, you would be letting yourself down. YOU stand for us. You are our voices. You represent us. We are the Granada Hills South residents.

Given health and safety concerns, I strongly OPPOSE the conversion of this six-bed Congregate Living Health Facility into a 12-bed facility and the front yard setback to create a parking zone.

Sincerely,
Ruth Alcantara

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Fri, Aug 7, 2020 at 8:30 AM

To: Ruth Alcantara <ruthhalcantaraa@gmail.com>

Cc: Councilmember.Lee@lacity.org, board@ghsnc.org

Hi Ruth,

Thank you for your comments; I am in receipt and will add to the case file.

Best,

Andrew

[Quoted text hidden]

--



Andrew Jorgensen, AICP
pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

Oppose Conversion of Congregate Living at 17227 Simonds st

2 messages

sardar ahmed <javed7504@gmail.com>

Tue, Aug 18, 2020 at 6:04 PM

To: andrew.jorgensen@lacity.org, Councilmember.Lee@lacity.org, board@ghsnc.org

To Councilmember John Lee, Andrew Jorgenson, and the Granada Hills Neighbourhood council,

My name is Sardar Javed Ahmed and I am a homeowner at [11227 Babbitt Avenue](#) in Granada Hills. Two years ago, I heard that a developer was going to construct a Congregate living Health Facility at [17227 Simonds Street](#). He proposed a 12-bed facility but luckily, the whole community rallied together and opposed this action. A 6-bed facility was still built on this property. Since that day two years ago, my neighbourhood has experienced an influx of car and foot traffic as well as littering and noise uprise. On our street, we see LAPD or LAFD arriving at least once a month. Due to this, many of us have been late to work because we had to go an alternate route as our small street was blocked by city cars. Many of the health facility workers are picked by other people who park for long periods of time in front of other residents' homes(17221, 17225, 17223) causing them to have to park elsewhere EVERY day. These workers also leave their food trash, masks, gloves, water bottles, etc. on the sidewalk and driveway. As these workers speed onto Simonds street, I've had to swerve or sprint to the other side in fear of being hit. Due to this, a stop sign has been placed where many incidents have happened. As these people don't live here, they have no concern or regard for the massive catastrophe they have brought and continue to bring into our lives. Seeing as how much our street has changed in these past two years, I can't begin to imagine what disaster would be brought to us if the facility was doubled.

At the Zoom meeting that was held on August 16th, the owners indicated that they had mailed out two notices informing of the conversion and a Granada Hills neighbourhood council meeting. I would like to make it clear that as a homeowner, we did not receive the first two notices informing about the meetings concerning the facility. We have never been contacted by the owners informing the proposed expansion. Has this been otherwise, I know that myself, along with many other residents would have been in attendance and opposition as we were on 8/7/20.

I would like to reiterate that I am opposed to a 12-bed Congregate Living Health Facility at [17227 Simonds Street](#).

Thank you for your time.
Sardar Javed Ahmed

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Wed, Aug 19, 2020 at 9:31 AM

To: sardar ahmed <javed7504@gmail.com>

Cc: Councilmember Lee <Councilmember.Lee@lacity.org>, board@ghsnc.org

Hi Sardar,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

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Andrew Jorgensen <andrew.jorgensen@lacity.org>

I'm opposed to the conversion to a 12-bed CLHF at 17227 Simonds St. GH

2 messages

Sonia Alcantara <claruj0828@verizon.net>
 Reply-To: Sonia Alcantara <claruj0828@verizon.net>
 To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

Tue, Aug 18, 2020 at 11:51 AM

To Andrew Jorgenson,

My name is Sonia Alcantara and I am a homeowner and resident at [17221 Simonds Street](#) in Granada Hills. Two years ago, I heard that a developer was going to construct a Congregate Living Health Facility at [17227 Simonds Street](#). He proposed a 12-bed facility but luckily, the whole community rallied together and opposed this action. A 6-bed facility was still built on this property. Since that day two years ago, my neighborhood has experienced an influx of car and foot traffic as well as littering and noise uprise. On our street, we see LAPD or LAFD arriving at least once a month. Due to this, many of us have been late to work because we had to go an alternate route as our small street was blocked by city cars. Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes (17221, 17225, 17223) causing them to have to park elsewhere EVERY day. These workers also leave their food trash, masks, gloves, water bottles, etc. on the sidewalk and driveway. As these workers speed onto Simonds Street, I've had to swerve or sprint to the other side in fear of being hit. Due to this, a stop sign has been placed where many incidents have happened. As these people don't live here, they have no concern or regard for the massive catastrophe they have brought and continue to bring into our lives. Seeing as how much our street has changed in these past two years, I can't begin to imagine what disaster would be brought to us if the facility was doubled.

At the zoom meeting that was held on August 6th, the owners indicated that they had mailed out two notices informing of the conversion and a Granada Hills neighborhood council meeting. I would like to make it clear that as residents/homeowners, we did not receive the first two notices informing about the meetings concerning the facility. We have never been contacted by the owners informing this proposed expansion. Had this been otherwise, I know that myself, along with many other residents would have been in attendance and opposition as we were on 8/7/20.

I would like to reiterate that I am opposed to the conversion to a 12-bed Congregate Living Health Facility at [17227 Simonds Street](#).

Thank you for your time,
 Sonia Alcantara

Andrew Jorgensen <andrew.jorgensen@lacity.org>
 To: Sonia Alcantara <claruj0828@verizon.net>

Tue, Aug 18, 2020 at 1:27 PM

Hi Sonia,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
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Andrew Jorgensen <andrew.jorgensen@lacity.org>

In opposition to the 12-bed Living Facility in Simonds St., GH

2 messages

Sonia Alcantara <claruj0828@verizon.net>
 Reply-To: Sonia Alcantara <claruj0828@verizon.net>
 To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

Thu, Aug 6, 2020 at 8:31 AM

To Mr. Jorgensen and all those it may concern,

My name is Sonia Alcantara and I am a Granada Hills resident and have been for the past 20 years. Two years ago, I heard that a developer was going to construct a Congregate Living Health Facility at [17227 Simonds Street](#). He proposed a 12-bed facility but luckily, the whole community rallied together and opposed this action. A 6-bed facility was still built on this property.

Since that day two years ago, my neighborhood has experienced an influx of car and foot traffic as well as littering and noise uprise. On our street, we see LAPD or LAFD arriving at least once a month. Although our street has a good amount of older residents, before this facility was built, we almost never had this many ambulances in our neighborhood. Due to this, many of us have been late to work because we had to go an alternate route as our small street was blocked by city cars. Many of the health facility workers are picked up by other people who park for long periods of time in front of other residents' homes (17221, 17225, 17223) causing them to have to park elsewhere EVERY day. These workers also leave their food trash, masks, gloves, water bottles, etc. on the sidewalk and driveway. As these workers speed onto Simonds Street, our kids who are on walks or bike rides have to fear. Due to this, a stop sign has been placed where many incidents have happened. As these people don't live here, they have no concern or regard for the massive catastrophe they have brought and continue to bring into our lives. Seeing as how much our street has changed in these past two years, I can't begin to imagine what disaster would be brought to us if the facility was doubled.

Alternatively, I also face concerns regarding my house value if a "parking lot" is built in a front yard. Living so close to this health facility will surely bring down my home value and the streets as a whole. It will turn Simonds Street from the quiet, friendly neighborhood it is into a commercialized-looking zone that houses 12+ people in one home.

Given health and safety concerns, I strongly OPPOSE the conversion of this six-bed Congregate Living Health Facility into a 12-bed facility and the front yard setback to create a parking zone.

Sincerely,
 Sonia Alcantara

Andrew Jorgensen <andrew.jorgensen@lacity.org>
 To: Sonia Alcantara <claruj0828@verizon.net>

Thu, Aug 6, 2020 at 8:33 AM

Hi Sonia,

Thank you for your comments, I am in receipt and will add to the public record.

Best,

Andrew

[Quoted text hidden]

--



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 T: (818) 374-9904





Andrew Jorgensen <andrew.jorgensen@lacity.org>

Congregate Living Health Facility

2 messages

Violet Makardi-Ghazarian <VMakardi-Ghazarian@dhs.lacounty.gov>

Wed, Aug 19, 2020 at 7:54 AM

To: "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

My name is Violet Makardi-Ghazarian and I am a homeowner/resident at 11259 Aldea Street in Granada Hills. Two years ago, I heard that a developer was going to construct a Congregate Living Health Facility at [17227 Simonds Street](#). He proposed a 12-bed facility was still but luckily, the whole community rallied together and opposed this action. A 6-bed facility was still built on this property. Since that day two years ago, my neighborhood has experienced an influx of car and foot traffic as well as littering and noise uprise. On our street, we see LAPD or LAFD arriving at least once a month. Seeing how much our street has changed in these two years due to family and friends visiting the people who live in that Congregate Living Health Facility and giving us parking problem. I can't begin to imagine what disaster would be brought to us if the facility was doubled.

At the zoom meeting that was held on August 6th, the owners indicated that they had mailed out two notice informing of the conversion and a Granada Hills neighborhood council meeting. I would like to make it clear that as resident and homeowner, we did not receive the first two notices informing about the meetings concerning the facility. We have never been contacted by the owners informing this proposed expansion. Had this been, otherwise, I know that myself, along with many of other residents would have been in attendance and opposition as we were on 08/07/20.

I would like to reiterate that I am opposed to the conversion to a 12-bed Congregate Living Health Facility at [17227 Simonds Street](#).

Thank you for your time,

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Wed, Aug 19, 2020 at 9:36 AM

To: Violet Makardi-Ghazarian <VMakardi-Ghazarian@dhs.lacounty.gov>

Cc: "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "board@ghsnc.org" <board@ghsnc.org>

Hi Violet,

Thank you for your email; it will be added to the public record and I will add you to the interested parties list.

Best,

Andrew

[Quoted text hidden]

--



Andrew Jorgensen, AICP

pronouns: he/him/his

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