

**TARZANA NEIGHBORHOOD COUNCIL**  
**Board Meeting Minutes**  
**Tuesday, October 26, 2010**  
Providence Tarzana Medical Center  
North Conference Rooms  
18321 Clark Street, Tarzana, CA 91356

1. **Call to Order by TNC President Len Shaffer at 7:05.** Welcoming Remarks and Pledge, **Roll Call:** Al Abrams, Linda Abrams, Kathy Delle Donne, Barry Edelman, Max Flehinger, Harvey Goldberg, Joyce Greene, Evan Levi, Eran Heissler, Chris McManus, Kevin Levy, Gary Mittin, Murdoch Pourkhani, Denyse Selesnick, Len Shaffer and Sussan Weidman, Joel Jaffe, Paul Lawler. **Absent:** David Garfinkle, Robert Sarvian, and Ken Zeitz. Quorum established.
2. **Approval of minutes of previous meetings:** The minutes were approved as corrected by Harvey Goldberg. The motion carried.
3. **Approval of monthly financial statements (Abrams/Goldberg) moved to accept and approve the TNC monthly financial statement.**
4. **Remarks by representatives of public officials:**  
**Octaviano Rios of Councilman Zine's Office** gave an update on unhitched trailers saying the state has passed a law allowing cities to pass a ban for unhitched trailers parked on the street. A graffiti sting operation was scheduled to take place in October. Metro is allocating hundreds of thousands of dollars for infrastructure improvement and beautification projects.  
**Senior Lead Police Office Darryl Scoggins gave crime stats:** Crime is down but house break-ins are up, south of the Boulevard. Neighborhood Watch help is needed with this. He asked board members to call if they see anything suspicious, including people flyering in neighborhoods. He suggested if someone hears a knock on the door to respond in some way to deter a break-in. On Dec. 4<sup>th</sup>, graffiti clean up takes place at Mecca Park. He also announced Children's Day at Woodley Park in November.
5. **Public Comments:** None.
6. **18801 Ventura Blvd – Cell site** – Request to co-locate a wireless communications facility on the roof of the Wells Fargo building at the corner of Burbank Blvd and Ventura Blvd – Kathy Delle Donne said the Land Use Committee met in October but did not have a quorum. They heard this presentation proposing several antennas on the roof of Wells Fargo at T-Mobile's site. **(Delle Donne/Heissler) moved, "That TNC support the installation and co-location by Clearwire on the roof of the Wells Fargo building at 18801 Ventura Blvd." The motion passed with one abstention. (Greene)**
7. **Approve Rate Payer Advocate Terms** –Len said this matter was expected to go before the City Council on Nov. 3<sup>rd</sup> and be voted on by the City Council at the end of the month for the March ballot. As the TNC has previously supported this concept the item was withdrawn from the agenda.
8. **18719 Calvert Street Elder Care Home** – Approve the Land Use Committee resolution to approve the construction of a 128 unit elder care facility pursuant to Ordinance 178,603. (Evan Levy recused himself from the discussion and vote). Marisa Levi spoke on behalf of her family on their new volunteer conditions. She said they have received ten letters of support for their project. She responded to questions the board

had asked at the previous TNC meeting at which this was discussed saying they would work to reduce traffic problems with their employees' shift changes, they'll provide ample parking on site, and truck delivery times will be restricted. They will not have any events at the same time as Discovery School (across the street) to reduce congestion and staggering the drop off schedules so they won't conflict with schools getting out. They will set conditions governing trash containers and trash pickups. She also talked about how they will respond to violations of any of these conditions.

Kevin McDonnell, a spokesperson for the project, then responded to questions asked about truck deliveries. He talked about the way they have researched the voluntary conditions they are offering and their plans to install sidewalks on Calvert.

Residents then asked questions and gave input:

Hi Hand, a 94-year old resident who lives in an assisted living, talked about his facility which he said does not create parking problems and that there is little noise from the fire department when they have an emergency.

Kelleen Hamermesh, owner of West Valley Medical Center on Balboa Blvd., was opposed to having a commercial institution in this residential neighborhood. She said there were 20 facilities in a close radius for elderly board and care as well as hundreds throughout the Valley. She questioned the adequacy of their parking.

Jill Hauser, Melody Acres Neighborhood Association and Equine Advisory Committee, said the project is intrusive and unnecessary and doesn't belong in an RA zoned neighborhood. She said it would lower the property values. They are requesting that if this project goes through, to keep the rights of the animals and the people who own animals and not build to the property line.

Lynn Johnson, a resident of Calvert Street, said her 82-year old mother lives who has Alzheimers lives with them. She doesn't think this is a proper location for an elder care facility. She stated that 32 people are opposed to the project.

Liat Lolndoln, a stakeholder, said she was opposed to the project.

Gady Givol, a Calvert resident, said he had major issues with the project. He said the project would profit the developer but was not good for the community and not necessary. He said the conditions were ridiculous based on the zoning. He lives four houses from the proposed project and his home is his liberty and freedom.

Kristine Cherry, a website designer, said there is a lot of space available on Ventura Blvd for this type of facility naming the Jewish Home for Elderly Care, which is within walking distance. She talked about the noise that already is affecting the quality of life for residents in the neighborhood and said she would fight it.

Eileen Rabach, a Melody Acres resident, said the project is about revenues and not about neighborhoods and is intrusive. She said there are precious few RA neighborhoods left and the board's concerns are not about the quality of life issues, but about curbing, grading and paving. She believes the atmosphere of the Valley is being destroyed and said she knew of many more people who were opposed but were not able to get to the meeting. She felt the board had an obligation to protect the neighborhoods and was also concerned about the conflict of interest on the board.

Alan Loeb, a Yolanda resident of 26 years, said there are already vegetable, produce and meat trucks making deliveries every day, which creates noise. He said this would be no

different as the trucks make deliveries when it is convenient for them, not when they are told to come. He doesn't think the existing streets can handle the deliveries.

Sharon Brewer, a resident, said the process has not been transparent. She felt there was no information provided to the residents to review in advance.

Marisa responded to the comments saying they were not trying to be secretive. She talked about the letters she sent out after the last meeting asking for input and that she had made an effort to involve the community. She referred to a map saying the neighborhood was a multi-use zoning. In terms of 25% of the residents bringing car, she said practically no residents bring cars to the facility. As far as the project lowering the aesthetic and bringing crime to the area, she did not feel it would have that affect.

Kevin disagreed that the project would be a high impact use, saying it would be a low impact residential use. He talked about the benefits the project would offer to the community: that it would be a self contained facility with little need for in and out traffic. He said it would be an ideal location and compatible with the surrounding community.

Board members then asked questions of the applicant. Harvey asked the dates of the letter Marisa sent out. She sent them out two weeks prior to the meeting. Max asked what they would consider a high impact use facility. Kevin said there were a wide variety of other types of residential uses that were high impact. Harvey asked about the height restriction.

**(Delle Donne/Jaffe) moved, "That TNC approve the construction of a 120-unit elder care facility pursuant to Ordinance 178603 and to include all the 16 voluntary conditions that were submitted this evening for 18719 Calvert Street, an elder care home."**

Al agreed that there should be more transparency with having the documents available for residents. He then asked whether the project, as presented, would guarantee and maintain the home values of the residents, would it create a deficit without regard to traffic and noise, or were those conditions mitigated satisfactorily by the developer?

Eran said the board should listen to the neighbors, who definitely were against it. He said he had visited the site and did not think it was a good place for the project.

Joyce did not feel there was any conflict of interest as the board member involved had recused himself. She felt each board member had time to review the site and consider the implications of the project. She felt the information was available online for neighbors to review. She felt there would be a need for this type of facility in the future.

Denyse reviewed the area for 1 ½ hours against the map. She felt there were a variety of uses in the neighborhood. She liked what she saw in the plans.

Sussan said change is always difficult. She pointed out that the board was not the final decision maker. She talked about assisted living facilities saying the residents are not capable of driving but agreed the parking was a concern and needed to be dealt with. She felt some compromises would have to be made here by both parties.

Harvey said he saw two communities around the site – residential & multi-family and multiple businesses, many run down. He felt this facility would improve the area with appropriate restrictions.

Max felt it would not be a low impact facility with 128 residents plus their staff. He noticed violations of zoning ordinances in the area and felt that this facility would be a commercial venture in a residential area.

Gary saw the area as mixed use. He did not think there was anything wrong with a small business trying to make something in the area. He liked the idea of the facility. He felt change should be fostered in a pragmatic way with the voluntary restrictions.

Chris looked at the site and said he was surprised that a residential neighborhood would let that type of property exist there. He saw considerable commercial establishments west of the proposed site. He felt the project would be an asset to the neighborhood and would be low impact.

Barry said it was difficult for him to decide on this. He felt there was a correction needed to the map from commercial to apartments in that it was not all multi-use. He felt the streets were very damaged and wondered about the trucks coming in. He had a gut feeling that it was a beautiful project that would be good somewhere, but maybe not at this site.

Linda said it was difficult because they wanted to be sensitive to everyone's feelings. Her feeling was that it could improve the neighborhood and eventually blend in. She said the board could help with getting the Dept. of Transportation to improve the streets around the site. She talked about her mother who was in assisted care for three years. She felt the developer was building something very specific for the neighborhood that would be very nice and high-end and reasonably priced.

Paul felt change would be good for the neighborhood and be a positive thing. He said the School had been a good neighbor. Land Use had done a lot of work and research already on it and that they had recommended it. He felt improvements in Tarzana have to come.

Joel said it was very difficult and he agonized over this decision. As an architect specializing in health facilities, he has experience in this area and has seen community opposition to these types of facilities. But he also said it would be devastating to the community if it were lost. He said the codes developed for these types of facilities are meant to address these issues. He believes there is a need for these types of facilities and that they had met the conditions and mitigated many of the neighborhood's concerns. He felt it would be serving the greater need of the community, similar to a school or a church and supported the project.

Len said he had been to the area a number of times and noted the ordinance fully allows what is being contemplated. But he had a problem with the parking situation. Although it would work with the present facility, if they ever sold it, it would be a problem to the next tenant or owner as in the case of an independent living facility. He wondered whether the facility would remain within the ordinance if the project became economically unfeasible. He agreed that this was a commercial enterprise and felt many other commercial properties were in violation of the zoning for different reasons. He was very conflicted on this issue.

David Garfinkle, who was unavailable for the meeting, stated by letter that he was not in favor of the project due to three reasons: zoning, non conformance to the Baseline Mansionization Ordinance, and that it would change the character of the neighborhood. He then stated specific reasons why the proposal was in non compliance with the ordinance.

Kathy, the maker of the motion, said she felt very strongly about this project. She was in favor of improvements to the area and felt it was an excellent project, low impact, provided a

benefit to the community, and would be an excellent buffer to what is happening west on Calvert. She hoped it would make others aware that they should improve their properties.

**The motion carried 11-5-0 (Edelman, Flehinger, Heissler, Pourkhani, and Shaffer).**

**Flehinger/Abrams moved to recess this meeting for the purpose of opening the Special Meeting. The motion carried.**

---

**After a recess to hold the Special Meeting Agenda, the board meeting resumed, minus Gary Mittin and Paul Lawler, who had to leave.**

9. **Community Report**

TCCC Emergency Preparedness – Kathy said the grant was sent to TCCC for the emergency container purchase with delivery expected in the next couple of weeks. TCCC is the designated emergency preparedness center for future disasters.

Tarzana Beautification –New Outreach Chair Denyse Selesnick gave a report on a project to have a major tree planting project with sponsors who will provide future tree maintenance. The event takes place on Jan. 15<sup>th</sup> at St. James Church. \$50,000 is being funded for the tree plantings.

10. **Budget Representative Report** –Al and Linda attended a meeting for Budget Day on Oct. 16<sup>th</sup> at Council Chambers. She talked about the campaign “Shop LA,” the cuts to the District Attorney’s office as a result of City Budget cuts, audits by City Controller Wendy Gruel, and the City Administrative Officer’s report. That report predicts more layoffs in 2011 and projected a \$319 million dollar deficit. There was a break-out session for the seven Planning Areas where they discussed issues of importance including: pension reform, healthcare reform, and restoring money to recreation, parks and libraries. Each planning area elected two budget advocates: Linda will serve as one of those two advocates for the South Valley.

11. **Committee Reports**

**Outreach** – Denyse Selesnick reported on Family Day at Woodland Hills Chamber of Commerce. Outreach is working on setting up a Safety Committee and are studying NC websites with the goal of making the TNC website more interactive.

**Budget** – Harvey Goldberg: The Budget Committee did not meet this month.

**Transportation** – Max Flehinger reported that DOT had denied a request for overnight parking signs based on cost so Max is going to ask if DOT would support TNC paying for the signs. Councilmember Zine’s office is still willing to split the cost of a speed reader. The cost for half would be \$3,200 for the radar speed reader. His committee is still undecided on whether to go forward. Auto mischief is continuing at the top of Van Alden. Homeowners held a meeting with CD3 and law enforcement about possible solutions. He talked about other requests for DOT.

**Government Action** – Al Abrams talked about a mentoring program with DONE, budget advocates, DOT requests, ethics training, and the date of an upcoming BONC meeting. The ethics training for board members is available at [www.Empowerla.org](http://www.Empowerla.org)

**Energy & Environment Committee** – Joel Jaffe reported on the Dept. of Water and Power Resource Plan, a 150-page report: [www.lapowerplan.org](http://www.lapowerplan.org), to keep up on energy demands and to meet future greenhouse gas reductions. There is a 20-year

plan to upgrade the facilities and acquire high tech items related to energy with six alternative concepts being proposed. DWP is looking for input on what ratepayers would support in the way of higher rates for these programs.

12. **President's Remarks**

October 2<sup>nd</sup> LANCC meeting – Len reported about LANCC's meeting with Councilmember Paul Krikorian and Michael LoGrande, new Director of City Planning. Bylaws Resource Team – BONC has adopted an index for NCs to use for their bylaws. DONE has suggested language for the NC's bylaws. A team is being formed to meet with NCs to develop their bylaws over the next six months. North Hills West NC – Len explained what happened with NHWNC among problems with dissent and resignations. Nov. 11 – Valley Alliance of NCs holds their Yearly Meeting with Michael LoGrande.

13. **Future Agenda Items and other Calendar Events**

November meeting tabled. December Meeting was rescheduled for Dec. 14<sup>th</sup>.

15. **Adjournment: 10:58 p.m.**

-Minutes by Pat Kramer, Kelly Services-

---