



Greater Valley Glen Council ("GVGC")

13654 Victory Blvd., #136, Valley Glen, CA 91401

www.greatervalleyglencouncil.org

SPECIAL BOARD MEETING MINUTES

February 18, 2019, 8:45 p.m.

Uncle Tony's Pizzeria
13007 Victory Blvd. Valley Glen, CA 91606

Officers

Sloan Myrick	President
Derek Iversen	Vice President
Carlos Ferreyra	Treasurer
Mickey Jannol	Secretary

Board Members

Brian Allman	At-Large Rep	Malky Kertis	District 4 Rep
Joseph Barmettler	At-Large Rep	Jah Milton	Education Institutions Rep
Julie Casey	District 6 Rep	Artur Manasyan	Youth Rep
Joanne D'Antonio	District 1 Rep	Cosmo Moore	District 4 Rep
Carlos Ferreyra	District 2 Rep	Sloan Myrick	District 5 Rep
Stanley Friedman	Religious Institutions Rep	Peter Nasi	District 3 Rep
Hrach Hambartsumyan	Merchant Rep	Thomas Newton	Community Organizations Rep
Walter Hall	Community Organizations Rep	Jon Pelletier	At-Large Rep
Derek Iversen	District 5 Rep	Marco Recio	District 2 Rep
Mickey Jannol	Commercial Property Rep	Alex Silva	District 1 Rep

Board of Neighborhood Commissioners Required Disclosures:

- 1) A Quorum of at least 13 Board members present is needed to discuss/consider/vote on Official Actions.
- 2) With a Quorum, Official Actions other than Bylaw changes are approved by Majority of the sum of Ayes and No votes cast. Abstentions are not considered. Bylaw changes require a 2/3 vote of the seated Board.
- 3) Each Agenda Item shows the "No, Abstention, and Ineligible" votes by each Board Member. If the Board member's name does not appear, it means that the Board member voted Aye.



Secretary's Note: Each item # below matches the item# that appeared in the published agenda for this meeting.

1. **Call to Order** was at 7:00 p.m. and commenced with the Pledge of Allegiance.
2. **Board Roll Call.** Sixteen (16) members present: Allman, Barmettler, Julie Casey, D'Antonio, Ferreyra, Friedman, Hall, Iversen, Jannol, Manasyan, Milton, Myrick, Nasi, Newton, Recio, and Silva. Absent (3): Hambartsumyan, Kertis, Moore, and Pelletier. A quorum of 16 was achieved.
3. **Board Discussion related to Item 10 of November 5, 2018 Agenda. Motion approved for a Conditional Use Permit ("CUP") for a congregate care facility at 14011 Archwood Street in Valley Glen. CUP to grant 12 beds vs. by-right 6 beds.**

A. Pertaining to the proposed change to the number of beds at a support congregate living facility at 14011 Archwood St, the essence of the CUP.

Process. President Myrick discussed how discussion of this matter will proceed. First, he will provide background. He indicated he would then move to public comment, starting with the Applicant. He then would take comments for and against the CUP. After that, Board discussion would occur, allowing for any other public comment if necessary. Then, motions may be entertained. [Secretary's note: the words project, property, and subject property mean the 14011 Archwood property and the proposed CUP]

Background. President Myrick reported to the Board and audience of approximately 20 members of the Public that the GVGC Board was asked for general conceptual support for the increased bed count. This was conceptually approved by the GVGC Planning Committee in October 2018 to present to the Board for final approval. The Committee and then the Board in November were given oral presentations by Sonya and her zoning advocate Ben Fiss ("Applicant") that indicated that the increased density from 6 beds (allowed by right per State Code) to 12 beds was feasible given the 6 bedroom design of the recently completed 6-bedroom newly built house at 14011 Archwood, along with a long driveway that could accommodate 10 cars with tandem parking. The prior structure suffered from years of neglect and then a fire before the Applicant purchased it. This parking would hold the 3 or 4 registered medical staff (nurses) required to care for residents, along with the owner and visitors. Remaining parking would handle occasional visits from doctors/therapist and families.

The kind of patients that would be allowed in this facility and what it has been licensed for, are patients who have sustained injuries such that the hospital has done all it can do in terms of surgery, but the patient needs to undergo rehabilitation of a long-term nature. This rehabilitation does not fit the profile of an Assisted living facility of a skilled nursing facility. The patients are usually younger than 65 years old, have suffered a major injury from a car accident, a stroke, or some other injury and use a congregate care facility like the subject property to recover. They are under constant supervision by nursing staff for medication, oxygen, and to assist in respiratory therapy and physical therapy with the aid of visiting professionals.

When asked by the Applicant last year what stage of applying for the CUP it is in, the Applicant responded it was just opening its facility as a by-right 6-bed facility, and that it had not yet formally applied for the CUP but would do so very soon. When asked what the neighbors thought of this expansion of beds, the Applicant answered that they had met some neighbors who indicated that they were simply happy this burned-down house had been rebuilt. The Applicant indicated it would conduct more outreach as it moved forward with the CUP process for the 12-bed approval.

The Committee agreed to support the Applicant in concept at its October Regular Meeting and submitted its recommendation to the Board. At the November Regular Meeting, the Board provided a conceptual approval and it got a representation from the Applicant that it although it had not conducted lengthy outreach in the neighborhood, it would do so. Any letter of support issued to the Planning Commission would indicate that the GVGC approval was conceptual as it had not seen the specific application and report on outreach to the neighborhood.

After November, and sometime in late January and early February, GVGC stakeholders alerted GVGC Board members of their concern about the CUP. They reported that they received a Zoning Administrator's notice of a public hearing to take place on February 11, 2019 to hear Applicant and Public Comment on the matter. Stakeholders took to Nextdoor.com to alert their greater neighborhood about this CUP. Comments were pro and con but mostly against the CUP. The Nextdoor.com traffic came to the attention of GVGC. Neighbors and the Applicant attended Zoning Administrator meeting and provided their opinions.

GVGC had been monitoring this activity and President Myrick contacted the Zoning Administrator. She reported that she was planning to wrap up her report and recommendations by February 20, 2019 and appreciated if GVGC could weigh in with its opinion of the CUP. She reported that she had not received any letter from the GVGC for or against



the CUP but that she would appreciate hearing from the GVGC on this matter before she submits her report on February 20, 2019. Given the deadline for submission of the Zoning Administrator's report and concerns from the neighborhood, President Myrick thought it timely to convene a Special Meeting to hear from the Applicant, then the Public, then have open Board discussion, and then entertain motions.

Public comment – from the Applicant

Applicant, through Ben Fiss went through the recent history of the property, along with the credentials of the Applicant including her prior ownership experience and her State credentials. He reviewed the typical patient make up and the intensity of parking in a facility like this. He also assured the Public that this is not a drug-rehab facility or sobriety house. There will be no signs erected to identify this house as a business. Also, the facility has stacked parking of 10 cars, up to 12 cars if maximized. By code, only 2 parking spaces are required for 6 beds, and 6 spaces for 12 beds. Ben Fiss indicated that Archwood is indeed a thin street where the subject property sits but the long driveway mitigates this issue. No buses will be coming and going to this facility as nearly all the patients here are not going out much. There will be delivery vans. Noise will be minimal. There will be no smoking issues as it is prohibited. Finally, Ben asked those opposed to the CUP to state valid concerns so the Applicant can address these issues.

Further Public comment was organized into those for and against supporting the CUP. Not all members of the Public spoke.

Public Comment from those in favor of the CUP for the 12-bed facility

Ella Bunzhyan, one of the Applicant's industry colleagues who operates another facility outside of GVGC, spoke in favor of the CUP given her knowledge of the Applicant's experience. She indicated noise is not an issue. She is aware that many people have concerns about delivery of oxygen tanks, but they are not noisy and oxygen delivery has been modernized. She pointed out that most people who live here are ages 18 to 65 and do not fit into a Skilled Nursing Facility situation. There is a growing need for this kind of facility.

Gary Fortys, of North Hills Neighborhood Council and a prior resident on the block, who now lives north of GVGC close to a facility once owned by the Applicant, commented positively on the Applicant's business and had no problem with such a facility operating in his neighborhood. He indicated that these kinds of facilities also support the needs of Vietnam and other Veterans.

Public Comment – from those opposed to the CUP for 12 beds vs. the 6 beds by right

George Vonek lives across the street and his concern is the nurse to patient ratio; that the 4:1 ratio would require or add to the parking on the street issue as it is a thin street. Further to the parking issue is the fact that several deliveries of oxygen and other equipment could mean constant parking both in the driveway and the street. This would involve lots of back and forth movement, blocking traffic, and noise in the neighborhood.

Martha Vonek, George's spouse, issued the same concerns, and added that the in and out view of patients and people is a visual issue.

Wendy Elgin-Silva lives nearby on Colbath Ave. near Ranchito Ave. She claimed that most neighbors were not properly notified of this CUP. She and about 25 neighbors showed up to the public (Zoning Administrator's intake) hearing on February 11, 2019. Concerns issued were noise, stacked parking not addressing the issue because of numerous entries to the property by deliveries, and the entry of unknown people in a quiet neighborhood. Finally, with all the delivery trucks keeping their engines on, there will be a pollution issue. This combined with traffic issues pertaining to homeowners having a difficult time getting in and out of the neighborhood due to so many cars entering the neighborhood, causes her to oppose the expansion of the property.

Luann Pino lives on Archwood near the project. She stated that Archwood is very narrow at the subject property. Getting in and out of driveways while vans are going back and forth will become an issue. With 6 beds the issue is not as big as it would be with 12 beds. She opposes the expansion. She stated she is fine with the existing 6 bed model.

Paula Vasquez lives next door to the west. She indicated that the Applicant took her through the property last year and stated that there would be 6 beds. Paula felt misled when the Applicant filed for 12 beds. She shares the same concerns mentioned but also feels a densely populated home will affect property values.

Burt Canistra who lives on Colbath near Archwood commented that traffic issues need to be more carefully looked at.

Steve Sullivan lives on Murrieta Ave. near Archwood. He is not pleased with the outreach from the applicant; specifically, in engaging with the neighbors on parking issues.

Sheryl Weber lives on Colbath Ave. near the subject property. She is concerned about how the business was originally



represented compared to the application. With 12 beds, this could change the neighborhood's character. Other homes may become just like this home.

With Public comment concluded, the Applicant was given the opportunity to respond and clarify briefly. She stated that she bought the house in a burned-down state and believes she improved the neighborhood by rebuilding the home into a 6-bedroom home. She built a long driveway to accommodate employee and visitor parking, and deliveries and believes this will satisfy the issues that go along with a 12-bed facility.

B. Board Discussion and Possible Motion(s)

The Board Discussed the matter. Newton asked Sonya if she is the only owner of the business and subject property. She answered that she is 100% owner of both. Julie Casey commented that she believed Sonya addressed parking issues but was concerned about neighborhood relations. Allman asked for more and received answers on the history of the property and the application for the CUP. Nasi indicated he was sympathetic to the neighbors' concerns. Hall asked how many 911 calls occur at these facilities. He was concerned about the outreach. Recio criticized the outreach and felt at least some sort of compromise could have been worked out if outreach had occurred. Silva indicated that the applicant may have misrepresented the project initially and that outreach was insufficient. Friedman had questions about restrictions on use of the subject property for a subsequent owner. The answer was that there appears to be none as it could return to a single-family use but nothing more intense than what a CUP might grant. He asked about State/County reviews and inspections of the property. He also asked about statistics that show how traffic is impacted by these facilities. D'Antonio commented on how narrow the road becomes very close to where the project is located and how this could become a traffic/parking issue because of visitors/deliveries, etc. She also was concerned about outreach. Barmettler is concerned about how people living close to the subject property were not fully informed about this CUP application. Ferreyra discussed the societal and demographic need for these kinds of facilities. That said, there becomes a big question on the impact on traffic and other issues associated with the expansion of a facility from 6 beds to 12 beds. Iversen was concerned about emergency vehicles getting in and out of the subject property area with all other cars there. He had concerns about vetting residents and what their needs would be as it related to deliveries, etc. He also was concerned about outreach. Jannol echoed the concerns pointed out by Ferreyra and Iversen. Myrick echoed the Board's concerns, especially the outreach.

President Myrick allowed for Public Comment by those that arrived late to the meeting.

Leslie Perrera lives next to the subject property and commented that she is a musician. Her band practices at her house. She is concerned about how the noise from her loud music may impact the residents. She opposes the CUP.

Hugo Lopez lives near the project and is concerned about the parking, so he opposes the CUP.

Motion(s) There was discussion to answer the public's question as to what motions are possible. Secretary Jannol noted that any Board member may put forth a motion ranging from doing nothing *(supporting the CUP), bringing a superseding motion to modify its November 5th approval, or to be against the CUP. The Board may also entertain other motions such as a withdrawal of the approval given at the November 5, 20189 Board meeting. This would mean that the board now has no position on the matter. Implied in that is that the Board would expect the Applicant to go back to the community and work something out, and then come back to the Board for a decision on support. As well amendments to a motion may be made. Also, another motion could be made that supplements a motion. Therefore, even if one motion is made and approved or disapproved, another motion could follow. With the Public and others satisfied, the Board proceeded.

Motion 1. At this time, GVGC withdraws its approval of the proposed CUP allowing for a 12-bed congregate care facility at 14011 Archwood. This motion supersedes GVGC official action made on November 5, 2019. Motion made by Jannol. Seconded by Myrick, with the underlined words acting as a friendly amendment from Hall to inform all that the Board would await the result of an outreach effort by Applicant with the neighborhood before re-addressing this matter.

Public Comment. Burt Canistra spoke to support the motion. Ben Fiss on behalf of the Applicant apologized for the outreach and believed a fresh start was necessary. Wendy Elgin-Silva supported the motion and discussed a need to build up confidence in the operation of the 6-bed facility to see how that impacts the neighborhood, and then proceed from that. Gary Fortys questioned how the GVGC Board could rescind its approval. Jannol directed him to the Bylaws that say a rescission can only occur immediately after an approval. However, the Bylaws state that the Board can always supersede its prior approval at a later date. Board Comment. There were comments that it appeared that the Applicant needs to work with the entire neighborhood to resolve the issues. They should then come back with an application that demonstrates outreach.



Without objection, President Myrick called the question. Non-Funding Action. Voice Vote, however, Secretary Jannol asked that a Roll call be taken. There was no objection: 12 Ayes, 0 Nos, 4 Abstentions (Allman, Friedman, Manasyan, Nasi), 0 Ineligible. As an Official Action passes based on a majority of the sum of the yes and no votes, this Motion passes.

President Myrick asked if there were any other motions on the matter. There were none.

4. **Other Public and/or Board Comment on Items not on the Agenda.** There were no comments.
5. **Adjournment.** Motion to adjourn made by Myrick. Seconded by Jannol. Public Comment. None. Board Comment. None. Without objection, President Myrick called the question. Voice Vote: 16 Ayes, 0 Nos, 0 Nos, 0 Abstentions, 0 Ineligible. Motion passes. Meeting adjourned at 8:05 p.m. Next Regular Board meeting and location will be on March 4, 2019, 7:00 p.m., at Los Angeles Valley College, in the Administration Career and Advancement Building.

Submitted February 28, 2019

Mickey Jannol
Greater Valley Glen Council Board Secretary

Disclosures provided with the Agenda for the February 18, 2019 GVGC Special Board Meeting:

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board acting on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other items not appearing on the agenda within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment will be limited to two minutes per speaker, unless waived by the Board President. The President reserves the right to further limit public comment time, depending on number of speakers. No person may assign their speaking time to another.

This Agenda is posted for public review: on website www.greatervalleyglencouncil.org and at Uncle Tony's Pizzeria, 13007 Victory Blvd., in Valley Glen. Per Title 11 of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on disability. Upon request, reasonable accommodation will be provided to ensure equal access to GVGC programs, services and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting EMPOWER LA at (866) 584-3577.

***PUBLIC ACCESS OF RECORDS-** In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all the board in advance of a meeting may be viewed at Uncle Tony's Pizzeria, 13007 Victory Blvd Valley Glen, CA 91606, at our website: www.greatervalleyglencouncil.org or at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Sloan Myrick, Board President, at (818-442-8924) or email at smyrick@greatervalleyglencouncil.org.