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SECONDARY SUBMISSIONS

April 22, 2021

Mr. Truong

Area Planning Commission

200 N. Spring Street, Suite 763, Los Angeles, CA, 90012

Alex Shahryar

8420 Blackburn Avenue, Unit 301

Los Angeles, CA 90048

SUBJECT: Continued Support Case ZA-2020-2164-ELD-SPR Located at 825 -837 South Holt Avenue

Hello Mr. Truong/ members of the area planning commission,

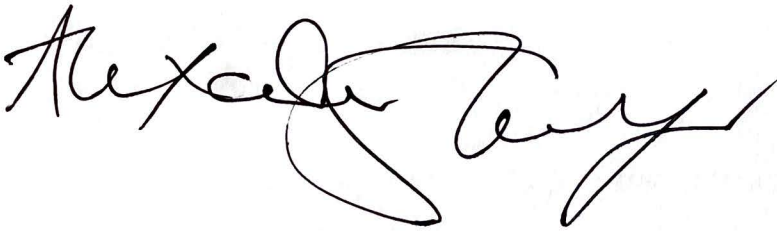
As I said before, I get peoples' reluctance to accept more building projects. Construction can be annoying to deal with. I am not surprised to hear that there are some people opposed to this new center; however, this center should be built. Compared to other types of buildings that could be constructed in this area and potentially bring noise or other trouble, this kind of building adds value to the neighborhood.

There will be some construction work that will impact peoples' commute, but once it's done, the community will be better off. Seniors at this stage of their lives aren't known for being rowdy or driving, so it won't bring in more traffic. It won't affect most peoples' daily life. They're just looking for a nice place to live just like the other people in the community are. It's a win-win situation.

We all know people who need care or eventually will need it, and I think this building will serve them well. There are great spaces for activities and dining within it that will guarantee an excellent life, and it will also provide families comfort to know their elderly are staying somewhere that is fun for them and where they are receiving great care. Overall, this is a great choice for the community and I hope you support it.

Sincerely,

Alex Shahryar

A handwritten signature in black ink, appearing to read 'Alex Shahryar'. The signature is fluid and cursive, with a large loop for the 'S' and a long, sweeping tail for the 'r'.

April 20, 2021

APC - Central

200 N. Spring Street

Los Angeles, CA, 90012

Ben Behnam & Jasmine Gabaee

1535 Club View Dr, Los Angeles, CA, 90024

ZA-2020-2164-ELD-SPR – Caring for Our Seniors - 825/837 South Holt Avenue

Dear APC – Central,

We were surprised when we heard that there would be an appeal process for the proposed senior living facility. To us, it seems obvious that it should be built, and after looking a bit more into the reasons why some people are against it, we still feel that way. I've heard that some people thought the building would be too big, but the building is similar in size to other buildings in the area, so it'd fit right in. Traffic was also a concern, but seniors in these facilities don't drive. Sure, staff and visitors would still come in, but that's far less traffic than an apartment building or any other business would create. They'd be quiet neighbors who just want peace like the rest of us, with a lot less noise and energy that a younger generation would bring in. Any claims that this could cause trouble in the community in any way are surprising and likely based off misinformation or a fear of change. Some of us have trouble accepting new things into our lives, but it's necessary and I only see good things coming out of this facility.

Thank you for your time,

Ben Behnam & Jasmine Gabaee

April 20, 2021

Central APC
City of Los Angeles
15760 Ventura Boulevard, Suite 600
Encino, CA 91436

Eli Taban
10433 Wilshire Boulevard, #1206
Los Angeles, CA 90024

Re: ZA-2020-2164-ELD-SPR – YES
825 -837 South Holt Avenue

Dear Central APC,

I'm writing to you to express my continued support of the proposed senior housing facility. As my parents are getting older, my siblings and I have been forced to consider long term options for their future care. Unfortunately, there are limited quality options in the area, which makes this already tough decision, even more difficult. That's why we're truly hoping this project can be pushed through, so we have a well-designed senior home to entrust our parents' wellbeing in. As we've learned more about this project, the more appealing it sounds, although it seemed pretty promising from the start. Almost half of the building would be dedicated to common areas and amenities, which would help ease some of the loneliness the elderly can feel as they age, providing a sense of community that is a huge benefit to living in a senior housing facility. The array of amenities will also keep seniors active and feeling fulfilled as they let go of some of their former responsibilities. And if

they somehow get bored of what is offered in the community, the center would also be near things such as the Petersen museum and La Brea Tar Pits which would provide great outings for seniors who wish to see something new. It's just a great set up for our seniors, providing the children of these important members of our population a great option as we navigate this next transition of life.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eli Taban', written over a large, loopy initial 'E'.

Eli Taban

Letter of Support for ZA-2020-2164-ELD-SPR / 825 -837 South Holt Avenue

April 20, 2021

Area Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA, 90012

Hami Gabayan
1717 Club View Dr
Los Angeles 90024

Dear Area Planning Commission,

We heard about the pushback against the new senior center and wanted to voice our continued support for the project. We know how important housing for seniors is.

We have a responsibility to our seniors to provide adequate housing, and so far, we've failed at doing this. You've taken the first steps to meeting this need by considering this project in the first place. Now you need to give it a final push.

Not only will this be great for seniors, but if you think back to the state's housing goals, you'd be helping to meet his need by building housing for seniors which would in turn open up other home currently occupied for those who need new houses to live. It would be greatly beneficial to the community at large, so I hope you'll continue with those final steps

Regards,



Hami & Tiffany Gabayan

April 21, 2021

ZA-2020-2164-ELD-SPR – **CONTINUED SUPPORT**

825 -837 Holt Ave

200 N. Spring Street
Los Angeles, CA, 90012
Central Area Commission

1403 Greenfield Avenue, #103
Los Angeles, CA, 90024
Joe Mobassernia

To whom it may concern,

I've supported this project since I was first told about it, because I think it would offer something great to the community. My wife and I have chosen to grow our family in this area, adding a new baby into the mix recently. So, housing has been on our minds. As our family expands, our needs for housing will change. Everyone knows the housing options in LA can be difficult to navigate. There is a shortage of housing which leads to fierce competition and crazy prices for anyone who wants to buy a home here.

This proposed senior center would be a great way to address that; creating a nice, new building for seniors would allow them to receive the care they need while freeing up a ton of other homes for those of us who are trying to build a life around here. You can tell the people behind this has put a lot of thought into making sure it's the perfect fit for the area, and we whole-heartedly support it for that reason.

From what I've gathered, those who object to the project live next door to it. Which is fair that their voices be heard, but I think their objections are also coming from a self-serving mindset that isn't considering the Pico-Robertson community as a whole. We can't just ignore the housing needs of many, in favor of complaints of a few people who will eventually have to face new buildings being built in the area. Construction and change is inevitable and I think it's best to make sure that we choose the most useful projects to support like this one.

Thanks again,



Joe Mobassernia

APC – Alexander Truong
200 N. Spring Street
Room 763
Los Angeles, CA, 90012

Mitra and Mayer Simanian
332 Hilgard Ave,
Los Angeles, CA, 90024
April 19, 2021

April 21, 2021

825 -837 South Holt Avenue Assisted Living – NO ON APPEAL
(ZA-2020-2164-ELD-SPR)

Alexander Truong,

My husband and I were excited when we heard about this new building for seniors that could provide us with a wonderful place to live as we age. As our friends and I look toward the future, we need options like this. So, though I know the project is currently going through the appeals process, I hope you won't allow it to be stopped.

Many of us who live in this area wish to stay in this area. We've raised families here, formed friendships here. Our whole life is here. So, as we get to that age where we need professional assistance, this would provide us with a home that could allow us to age with dignity among people we love. We don't want to be outcasted simply for getting older as everyone does eventually. We shouldn't have to move

somewhere else. There should be appealing homes close by to chose from, and this building would serve that purpose. It's well designed for seniors and would be a welcome addition to the community.

By giving us a wonderful, local option, you'd also be fighting against the loneliness that can set in as people age. It's not talked about enough, but really think about all the people you lose as you age. Growing isolation only makes this worse, and no one can fully cure that sadness. But facilities like this can help by connecting seniors to other seniors who are experiencing similar things. We need this kind of housing, and we hope you'll be the ones to provide that option to us.

Sincerely,

Mitra and Mayer Simanian

April 20, 2021

APC Office
200 N. Spring Street
Los Angeles, CA, 90012

Parviz & Jila Saeedian
354 Hilgard Avenue
Los Angeles, CA 90024

ZA-2020-2164-ELD-SPR
825 -837 South Holt Avenue

APC Officers,

As my husband and I age, we fear one day becoming a burden on our children and their young families. We love our family dearly, but we know they're busy with their own lives and can't provide us with the care we'll one day need, so we're leaning more towards eventually accepting it once we do need the extra help and living in a facility. Unfortunately, currently there aren't a lot of great options for this kind of housing.

That's why we are so excited about this new building. It would allow us to stay in West Los Angeles, while giving us a safe and enjoyable place to spend our golden years. We could explore the local malls with our families just as we do now and get to know the other residents of the facility in the many common areas the building will have. **We hope you'll approve this project, so we'll have a great place to go when the time comes.**

Sincerely,

Mr. and Mrs. Parviz Saeedian

Please consider this letter closely

April 21, 2021

Area Planning Commission

Central Office

200 N. Spring Street, Los Angeles, CA, 90012

Nathan Saadat

10433 Wilshire Blvd #1003 Los Angeles, CA, 90024

'YES' FOR SENIOR HOUSING

ZA-2020-2164-ELD-SPR / 825 -837 S. Holt Ave.

Central Office,

I heard that progress has been made regarding the new senior center, but a few complaints have been raised against it. So, I'd like to show my continued support for the project because I do still think it's the best option and the reasons against it aren't well supported at all. I've heard that some people are worried about more traffic. I guess that's always something to consider when thinking about new buildings, but seniors in these centers don't drive, so it'll create less traffic than a new apartment building would.

It also would bring about far less noise and it is the best option you could choose for this location given all of the seniors we all know live nearby.

Any claims that this project would have a bad impact on the community are simply misleading and likely based out of a misunderstanding of what a building like this would entail. Assisted living is not nursing care. Anyway, we need more options for senior housing, and this center would be a great way to fulfil this need.

Stay well,

Nathan Saadat



Rachel and Sara Maghen
9049 Alcott Street, Unit #304
Los Angeles, CA 90035

April 20, 2021

Area Planning Commission
ZA-2020-2164 Holt Eldercare

Dear Area Planning Commission,

We are writing to you to express our continued support of the 825-837 South Holt Avenue Retirement Home Eldercare Facility project.

We are aware that some neighbors are opposed to the project, particularly due to height concerns; however, we, along with many of our neighbors, fully support the project. There are several 4 and 5 story apartment buildings and condominiums, within close proximity to the project's location, including many of the newer constructions. These buildings are of similar height to that of the South Holt Avenue Retirement Home Eldercare Facility project, and we question community members' claims that the project is "too tall" for, and "does not fit in" with, the neighborhood.

As a dietitian who works in an acute care facility, with a predominantly geriatric patient population, Rachel is familiar with the benefits of eldercare facilities like the proposed retirement home. Many seniors struggle to take care of themselves properly as they age, leading to poor physical and mental health outcomes. Senior housing offers a strong solution by providing optimal support for our aging population.

Seniors in retirement homes have access to 24/7 care that adequately addresses their dietary needs, provides a safe environment, ensures medical care, and combats loneliness, all of which support improved quality and longevity of life. The proposed retirement center, in particular, will also offer important features such as a fitness center, game room, and bocce ball, which promote physical, mental, and emotional health.

We have looked over the plans for the 825-837 South Holt Avenue Retirement Home Eldercare Facility, and have found that this project is the best option for our community's seniors. We hope that the project will be approved to provide the kind of care that our seniors deserve.

Sincerely,

Handwritten signature of Rachel and Sara Maghen in black ink.

Rachel and Sara Maghen
9049 Alcott Street, Unit #304
Los Angeles, CA 90035

4/22/2021

Ramtin Rafiee

1486 South Rexford Drive

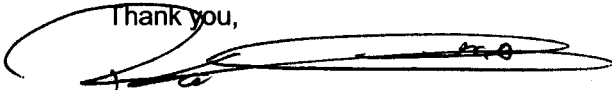
Los Angeles, CA 90035

RE: HOLT ASSISTED LIVING AND MEMORY CARE (ZA-2020-2164)

Dear Council Office,

I've lived at 1486 South Rexford Drive for five years now. My mother and father live at 1431 South Holt Avenue, so I was excited to hear that a new senior center was being considered. They're both hitting their 80s, so the topic of senior care has come up. There aren't many options for facilities around here, which has caused us all a lot of stress and worry. This seems like it'd be a just the kind of place we're looking for though. The location is great, close to where they live now. Plus, it'd be situated in a peaceful spot near parks, which they love to visit. It's close to UCLA and Cedars, which will give me peace of mind knowing they'd have access to top-tier medical care when they need it. And it'll also be nice to know that they would have other people around them. Loneliness is such a huge problem for seniors, and though I try to visit as often as I can, I sometimes feel like it's not enough. A facility like this would provide that sense of community and companionship to them.

Thank you,

A handwritten signature in black ink, appearing to read 'Rafiee', with a large, sweeping loop on the left side.

Ramtin Rafiee

DAY OF HEARING SUBMISSIONS



Planning APC Central <apccentral@lacity.org>

Re: Letter in Support of ZA-2020-2164-ELD-SPR // 825 -837 South Holt Avenue Eldercare Facility

1 message

Jason Youdeem <jasonyoudeem@gmail.com>

Fri, Apr 23, 2021 at 3:14 PM

To: apccentral@lacity.org

Cc: paul.koretz@lacity.org, daniel.skolnick@lacity.org, joan.pelico@lacity.org, alexander.truong@lacity.org, rob.fisher@lacity.org

Please also find the letter below attached.

4/23/2021

City of Los Angeles
Area Planning Commission, Central
[200 N. Spring Street](#)
[Los Angeles, CA, 90012](#)

ZA-2020-2164-ELD-SPR
[825 -837 South Holt Avenue](#)

Dear Area Planning Commission,

My wife and I wanted to express our continued support of the housing project at [825-837 South Holt Avenue](#) as it faces the appeal process. We own a house in Helms/Reyiner Village and work in Century City and Santa Monica. We both care about what goes on in the community, but we are especially invested in this project because we saw firsthand the unexpected trouble that can occur when retirement homes become necessary.

My grandfather lived out his last years a few blocks away from the project at the Iranian Jewish Senior Center located at 8764 Olympic Boulevard. The building was one of the few choices our family had for my grandfather, and though the caregivers were great, it was an old, functionally obsolete building. I believe it was built in the 50's or 70's. Plus, the traffic was awful and made me worry about his safety whenever he went outside or when we dropped him off or picked him up. It's not exactly the kind of place I'd feel comfortable having my parents move into when they reach the age where they need that extra help.

This new building would be a great option, the kind of place I could see my parents being happy living in and it's located in the community. It would give us peace of mind knowing they're safe and well cared for, while keeping our tight-knit family close together. This would be a wonderful opportunity for families like us all over the community.

Respectfully,

Jason Youdeem
Los Angeles Resident
2818 S Holt

Jason Youdeem

(714) 360-3984

On Tue, Aug 18, 2020 at 11:58 AM Jason Youdeem <jasonyoudeem@gmail.com> wrote:

Please also find the letter below attached.

Mr. Alexander Truong
City Planning Associate
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA, 90012

ZA-2020-2164-ELD-SPR
825 -837 South Holt Avenue

Dear Mr. Truong,

My wife and I live in Helms/Reyiner Village, where we, just a year ago, bought our first home. I write you today in support of the senior housing project at [825 -837 South Holt Avenue](#).

Working in Century City and Santa Monica we are a young couple with parents who are reaching retirement age. While we are not sure what the future will hold for our aging parents, we do know that the current availability of senior housing is absolutely insufficient to meet not only present but also future demand.

We know this because for years my grandfather resided at the Iranian Jewish Senior Center located at 8764 Olympic Boulevard, which is near the corner of Southeast corner of Olympic and Robertson. The building was one of the few choices our family had for my grandfather. While the facility was well kept and caregivers were great, the facility was completely obsolete. I am pretty sure it was built in the 50's or 70's. Moreover, it's fronting Olympic, with cars flying by. It was always nerve-racking visiting, picking up, and dropping off my grandfather because of that busy street.

We need more buildings like the one being proposed for [825 -837 South Holt Avenue](#), that are tucked away in side streets. Our elderly need choices for aging during their twilight years. Moreover, the pink building across the street, located at [8755 Olympic Boulevard](#) used to be an assisted living facility. The owner furnished each room and rents it monthly. I heard from the executive director at my grandfather's facility that the owner tried to re-license the building but it's too old and outdated to get re-licensed.

I often patron the businesses in the Pico-Robertson/SORO area and there is no question that this area is in need of options for the many elderly residents I often see walking on the streets. I hope you will join me in supporting this project.

Respectfully,

Jason Youdeem
Los Angeles Resident
2818 S Holt

 **ZA-2020-2164-ELD-SPR-2.pdf**
42K



ZA-2020-2164-ELD-SPR-1A/ Central Meeting 4/27/21 - to be placed in the case file

Brady, Andrew <andrew.brady@dlapiper.com>

Tue, Apr 27, 2021 at 2:35 PM

To: Shuki Greer <shuki@bergergreer.com>

Cc: "apccentral@lacity.org" <apccentral@lacity.org>, Daniel Kianmahd <dk@accesspanorama.com>, Daniel Skolnick <daniel.skolnick@lacity.org>, "Hallock, Karen" <karen.hallock@dlapiper.com>

Mr. Greer,

We disagree with your interpretation of the *Walnut Acres* case, and your request that we modify our presentation to address your misreading of the law is unconvincing and frankly inappropriate.

In *Walnut Acres*, the Court ruled that a financial hardship "may" support a hardship finding, meaning clearly in context the court "can" do so where supported by substantial evidence in the record. Your interpretation that "may" purportedly means that a financial hardship cannot support the hardship finding makes no sense – either a financial hardship can support a hardship finding or not, and in *Walnut Acres* the Court expressly ruled that a financial hardship may be sufficient, but only *where supported by substantial evidence*. (*Walnut Acres Neighborhood Ass'n v. City of Los Angeles* (2015) 235 Cal.App.4th 1303, 1314.)

The Court in *Walnut Acres* cited another case, *Stolman v. City of Los Angeles*, which also holds that a financial hardship can support a hardship finding, stating "[v]arious courts have considered hardship in terms of economics." (See *Stolman v. City of Los Angeles* (2003) 114 Cal.App.4th 916, 925 [quoting *Zakessian v. City of Sausalito* (1972) 28 Cal.App.3d 794, 802].) These cases are informed by a long line of cases holding that hardship findings can be made by showing a financial hardship. The law is very clear on this point and your statement otherwise is simply incorrect.

Notably, your email conveniently omits that the *Walnut Acres* Court also states that a showing of a financial hardship can be made through substantial evidence that strict application of the land use regulations "could not be profitable" or that "the profit would be so low as to amount to 'unnecessary hardship.'" (*Walnut Acres*, 235 Cal.App.4th at 1314.) Thus, the Court explicitly identifies the type of substantial evidence of a financial hardship that is sufficient to make a hardship finding. Again, the court in *Walnut Acres* would not have made these statements if a financial hardship could not support the finding.

The *Walnut Acres* Court also did a searching examination of the record to find substantial evidence of *financial hardship*, finding in that particular case that there was no such evidence in the record (unlike for the Project where there is an expert financial analysis in the record showing a financial hardship). Obviously, the court would not have closely examined the record to find substantial evidence of a financial hardship if it were insufficient to support a hardship under the Eldercare Ordinance. (*Walnut Acres*, 235 Cal.App.4th at 1314-16.)

Moreover, since *Walnut Acres* was decided, the City has repeatedly approved Eldercare Projects on the basis of a financial hardship showing. Thus, the Court of Appeal and City both disagree with your argument. On the other hand, the Applicant's slide presentation not only correctly states the law but also directly quotes from the court in the *Walnut Acres* case.

Therefore, there is no reason to withdraw the slide and we decline your request to do so. You will have your own opportunity to make your arguments at the hearing. Last minute emails are not the proper forum for that.

Andrew Brady

T +1 213 694 3108
F +1 310 595 3406
M +1 213 447 6771
andrew.brady@us.dlapiper.com

DLA Piper LLP (US)
dlapiper.com



From: Shuki Greer <shuki@bergergreer.com>
Sent: Tuesday, April 27, 2021 12:00 PM
To: Hallock, Karen <Karen.Hallock@us.dlapiper.com>; Brady, Andrew <Andrew.Brady@us.dlapiper.com>
Cc: apccentral@lacity.org; Daniel Kianmahd <dk@accesspanorama.com>; Daniel Skolnick <daniel.skolnick@lacity.org>
Subject: ZA-2020-2164-ELD-SPR-1A/ Central Meeting 4/27/21 - to be placed in the case file

[EXTERNAL]

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Six-Story Apartment Building Could Replace Duplex in Pico-Robertson

Nearly the intersection of Pico and Beverly

NOVEMBER 16, 2020, 1:50PM STEVEN SHARP [COMMENTS](#)



[GALLERY](#) 3

ADVERTISEMENT

A 1930s duplex just south of Pico Boulevard could make way for a new apartment complex, according to [architectural plans posted by the South Robertson Neighborhood Council](#).



Google Street View

The proposed project, slated for a single parcel at 1432 S. Beverly Drive, calls for the construction of a six-story, 16,665-square-foot building containing 15 apartments above basement parking for 23 vehicles.

Plans call for a mix of one-, two-, and three-bedroom dwellings, two of which would be set aside as deed-restricted affordable housing in exchange for density bonus incentives.

The Albert Group Architects is designing the development, which is depicted in a conceptual drawing as a contemporary low-rise building. A materials sheet included with the project plans indicates that exterior finishes would include stucco, brick, and cement.



City records list the project applicant and property owner as Ben Kohanteb. The site was last sold in December 2018 for approximately \$3 million.

The development site is located one block south of the intersection of Pico Boulevard and Beverly Drive, **where a Beverly Hills-based real estate firm is seeking to redevelop a car wash with a mixed-use apartment complex.**

April 23, 2021

Central APC
200 N Spring Street, Suite 440
Los Angeles, CA 90012

Nelly Nikfarjam
155 S Swall Drive, #202
Los Angeles, CA 90048

Re: ZA-2020-2164-ELD-SPR – **GREAT Option**
825 -837 South Holt Avenue Assisted Living and Dementia Care

Dear Central APC,

I'm writing because I heard about some of the statements made at the hearing for the proposed assisted living and dementia care facility.

My mother currently lives alone and is doing pretty well for herself. She helps me with my son and newborn and is always supportive. But someday she'll need extra help herself. I'll be more than willing to provide that for her for as long as I can, but I'm not a professional and she deserves the best care. All of the elderly do.

Can you really look at the people in your life that are reaching that age and see them as dangerous, loud, inconvenient neighbors that might be a burden? I doubt it. We need to regard the elderly with love and compassion. Approving this facility is just one way of doing so.

Warm regards,

A handwritten signature in black ink, appearing to read 'N. Nikfarjam', with a stylized flourish at the end.

Nelly Nikfarjam



Planning APC Central <apccentral@lacity.org>

ZA-2020-2164-ELD-SPR-1A/ Central Meeting 4/27/21 - to be placed in the case file

1 message

Shuki Greer <shuki@bergergreer.com>

Tue, Apr 27, 2021 at 12:00 PM

To: "Hallock, Karen" <karen.hallock@dlapiper.com>, andrew.brady@dlapiper.com

Cc: apccentral@lacity.org, Daniel Kianmahd <dk@accesspanorama.com>, Daniel Skolnick <daniel.skolnick@lacity.org>

To whom it may concern,

In reviewing the powerpoints for today's hearing, I have found a concerning slide in the applicant's presentation. Slide #5, entitled **"Binding California Court of Appeal Authority Holds "Financial Hardship" Can Support Eldercare Ordinance "Hardship" Finding"** misstates the law and provides a quote that is taken out of context.

The slide states that *"California Court of Appeal ruled that financial hardship is "sufficient for purposes of obtaining a permit under section 14.3.1 to show unnecessary hardship" (Walnut Acres Neighborhood Ass'n v. City of Los Angeles (2015) 235 Cal.App.4th 1303, 1314.)"*

The *Walnut Acres* case, at pin cite 1315, stated that "As in *Stolman*, we assume that financial hardship may be sufficient for purposes of obtaining a permit under section 14.3.1 to show unnecessary hardship, but find no evidence supporting the claimed financial hardship." The case says that financial hardship **may** be sufficient, not that it **"is"** sufficient, as the slide claims. The Court did not conduct any analysis of whether financial hardship alone supports a finding of unnecessary hardship, because it disposed of the case on the factual threshold question of whether the record contained any substantial evidence of hardship.

Walnut Acres does not "rule that financial hardship is sufficient" for purposes of unnecessary hardship as the slide plainly states. It also does not "hold financial hardship can support... hardship finding" as the slide's title states. Rather, and as noted, the court merely assumed *arguendo* that it could suffice, but disposed of the case on other grounds.

The applicant has quoted half of the Court's sentence, and therefore takes the Court's language out of context. By neglecting to put in the phrase "we assume that," the slide misstates the law, and creates a risk of misleading the Commission.

With this email, I am notifying all parties that presenting this slide to the Commission in its current form is a misrepresentation of the law. We therefore respectfully ask the applicants to modify the slide to properly reflect the case's holding.

I am happy to discuss this further.

Best,

--

Joshua "Shuki" Greer, Managing Partner

Berger Greer LLP

Attorneys At Law

468 North Camden Drive Suite 278B

Beverly Hills, CA 90210

www.bergergreer.com

Telephone: (310) 285-5355

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Los Angeles Times

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MONDAY, APRIL 19, 2021

latimes.com



JASON ARMSTRONG Los Angeles Times

A MAN WRITES in chalk Sunday at a memorial site for George Floyd in Minneapolis. The intersection has been closed to traffic since Floyd was killed in May, and some nearby residents believe it's time to move on.

A split over Floyd memorial

Vigil has been disruptive to some; for others, that's the point

BY TANIA GANGULI

MINNEAPOLIS — From her front porch on Columbus Avenue, 72-year-old Lolita Etheridge can see the city-owned concrete barriers that mark the boundaries of what this community refers to as George Floyd Square.

Just inside the barriers, Etheridge's neighbor keeps



Garcetti plans to spend big on homelessness

Mayor's \$1-billion proposal comes at a time of heightened frustration and new sources of funding.

BY BENJAMIN ORESKES AND DAVID ZAHNISER

Mayor Eric Garcetti is planning to spend nearly \$1 billion to combat homelessness in the coming budget year, tapping huge new sources of state and federal aid and finally ramping up construction of homes for the unhoused.

Garcetti's spending proposal, which will be discussed during his State of the City address on Monday, reflects the growing pressure he and others at City Hall are under to make significant headway on a crisis that has left tens of thousands of people living in squalor in streets, parks and beaches.

Cities across the U.S. are relying on a similar playbook, using COVID-19 recovery funds to attack a problem that has confounded politicians for decades.

The mayor intends to propose \$791 million in the upcoming budget year for

initiatives to help homeless residents, increase cleanups around shelters and expand programs aimed at keeping housed Angelenos from slipping into homelessness themselves, mayoral aides said.

On top of that, Garcetti expects to roll over more than \$180 million that had been allocated for homelessness programs in the current year but has not yet been spent.

The spending plan represents a nearly sevenfold increase from the mayor's budget five years ago, when he and other city leaders began acknowledging that much more money would be needed to address the crisis.

If approved by the City Council, it would be the most that any Los Angeles mayor has allocated for homeless initiatives in a single year, said Matt Szabo, a deputy chief of staff in Garcetti's office.

For Garcetti, "homelessness is the most critical issue that the city faces outside [See Spending, A8]

'Dr. Drew' is eyed for homeless panel

His nomination prompts outcry from L.A. service advocates. CALIFORNIA, B1

Vaccine 'passports' are a tricky term, but

Angeles Tin

© 2021

MONDAY, APRIL 19, 2021



Garcett to spend homele

Mayor's \$1-billion
proposal comes at a
time of heightened

A photograph of a two-story house with a white and brown exterior. The house has a red roof and a white awning over the front entrance. The address '855' is visible on the brown siding. A white SUV is parked on the left, and a white sedan is parked on the right. A 'NO' sign is placed on the sidewalk in front of the house.



Applicant
855 Sherbourne



Appellant
839 Sherbourne



Applicant
839 Sherbourne



Appellant
834-836
Sherbourne



Applicant
834-836
Sherbourne



Appellant
828-830
Sherbourne



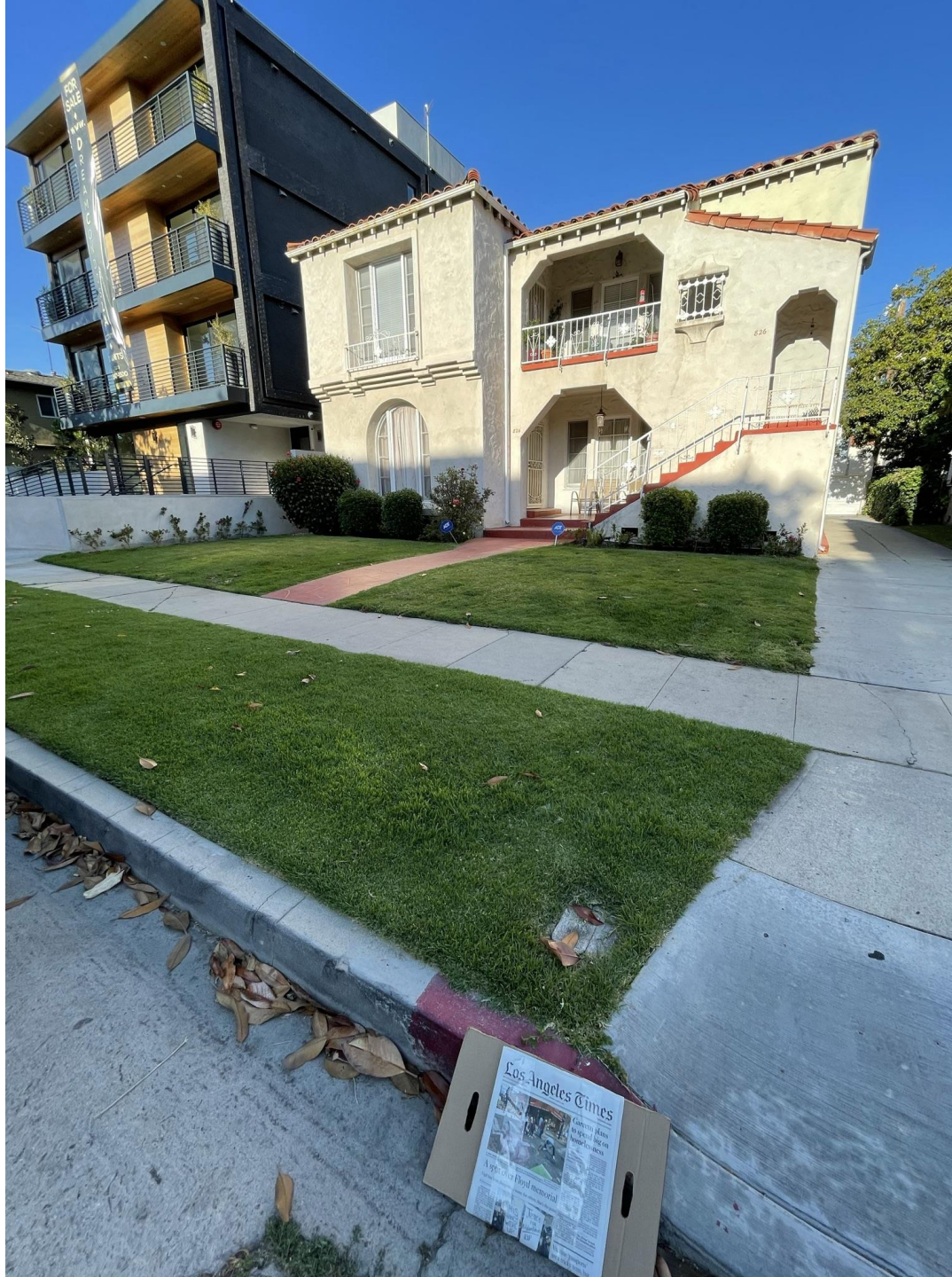
Applicant
828-830
Sherbourne



Appellant
824-826
Sherbourne



Applicant
824-826
Sherbourne



Appellant
857-859 Holt



Applicant
857-859 Holt



Appellant
226 Stanley
(Beverly Hills)



Applicant
226 Stanley
(Beverly Hills)



A photograph of a two-story house with a large banana tree in the front yard. A 'NO' sign is placed on the lawn near the sidewalk, and an ADT security sign is visible near the house.

Applicant
226 Carson
(Beverly Hills)



Appellant
227 Carson
(Beverly Hills)



Applicant
227 Carson
(Beverly Hills)



Appellant
8567 LeDoux



Applicant
8567 LeDoux



Appellant
825 Sherbourne



Applicant
825 Sherbourne



Appellant
801 Sherbourne



Applicant
801 Sherbourne



Appellant
8610-8612
Gregory Way



Applicant
8610-8612
Gregory Way



Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number:

DIR-2021-2191-TOC-HCA

Search

Approved Documents		Initial Submittal Documents	
0 Approved Documents found for Case Number: DIR-2021-2191-TOC-HCA			
Type	Scan Date	Signed	
No Approved Documents Found			

Case Number: DIR-2021-2191-TOC-HCA

Case Filed On: 03/18/2021

Accepted For Review On:

Assigned Date: 04/13/2021

Staff Assigned: JAMES HARRIS

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date : 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number: 0

Case on Hold?: Yes

Primary Address

Address	CNC	CD
1047 S CORNING ST 90035	South Robertson	5

[View All Addresses](#)

Project Description: THE CONSTRUCTION OF A 9,975 SQUARE-FOOT SIX-STORY APARTMENT BUILDING OVER A SUBTERRANEAN GARAGE WITH 12 DWELLING UNITS.

Applicant: MARVIN MARKOWITZ [Company: MARMAR DEVELOPMENT, LLC]

Representative: JACQUES MASHIHI [Company: WEST PACIFIC DESIGN AND CONSTRUCTION INC.]

[View Related Cases](#)

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjQ1NDMx0>

Apartments Could Replace Two Duplexes in Pico-Robertson

One block south of Pico Boulevard

SEPTEMBER 25, 2020, 12:50PM STEVEN SHARP [COMMENTS](#)



ADVERTISEMENT

A pair of late 1920s duplexes in the [Pico-Robertson](#) neighborhood could make way for a larger multifamily residential development, according to [plans submitted to the City of Los Angeles](#).

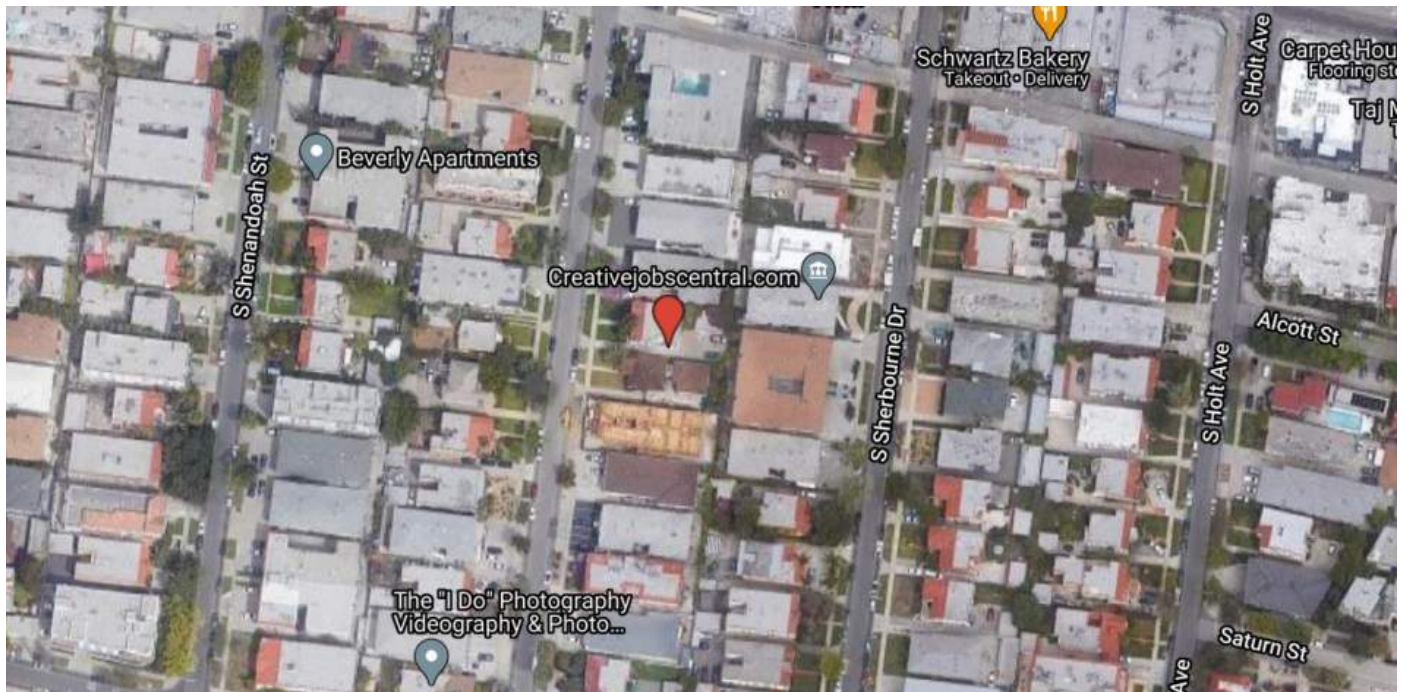


Google Street View

The proposed development, slated for two parcels at 1442-1446 S. Bedford Street, calls for the construction of a five-story edifice featuring 29 one-, two-, and three-bedroom apartments above parking for 36 vehicles.

Requested entitlements for the project include **Transit Oriented Communities incentives**, permitting a taller and denser building than would be allowable under the property's base zoning. In exchange for the incentives, three of the apartments would be set aside as deed-restricted affordable housing as the extremely low-income level.

A rendering included with the development's entitlement set depicts a contemporary podium-type building.



Google Maps

City records list the project applicant as an entity affiliated with West Hollywood-based developer **Trion Properties** in conjunction with **Ketter Construction**. The two companies have worked together on **several other projects in neighboring Mid-City community**.

April 23, 2021

Central Commission
200 N. Spring Street
Los Angeles, CA, 90012

Case Reference:
ZA-2020-2164-ELD-SPR
825 -837 South Holt Avenue

Dear Central Commission,

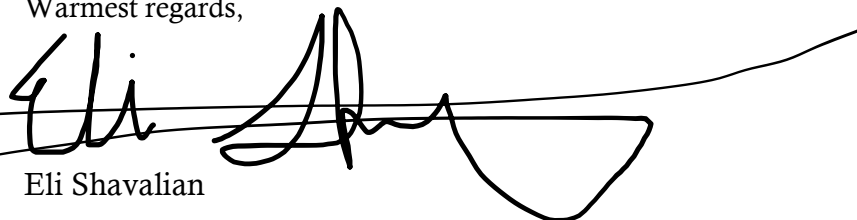
I am writing to again offer my full support of the proposed project at 825-837 Holt Avenue. I've heard that the project has received some backlash from people who would be neighbors of the building, and I think I can offer a helpful perspective on this.

Between 2018 and 2021, I lived at 1441 S. Wooster St. LA, CA 90035, right next to Beverly Garden Center, an assisted living building that was home to over one hundred seniors. Now I live a block away. I would often pass it on way to and from work. I truly couldn't have asked for better neighbors. They were quiet, friendly when I ran into them, and offered so much to the community. They were some of the most pleasant people I ever encountered, and I never heard a single complaint.

There's something special about welcoming in the older generation that creates a greater sense of community and purpose. The elderly have so much to teach us and they deserve the best we have to offer them in return. They deserve options and an enriching place to live. This new facility would offer them all that and more, making it the ideal decision for this area.

I suspect that even once those who were opposed to the facility being built get a chance to see for themselves what it'll actually be like living near an assisted living facility, they'll realize it was the best decision. Change can be scary to some people, but it's necessary and often times beneficial. As someone who's experienced this, so I hope that this proposal will be approved.

Warmest regards,

A handwritten signature in black ink, appearing to read 'Eli Shavalian', with a long horizontal line extending to the right.

Eli Shavalian

4/23/2021

City of Los Angeles
Area Planning Commission, Central
200 N. Spring Street
Los Angeles, CA, 90012

ZA-2020-2164-ELD-SPR
825 -837 South Holt Avenue

Dear Area Planning Commission,

My wife and I wanted to express our continued support of the housing project at 825-837 South Holt Avenue as it faces the appeal process. We own a house in Helms/Reyiner Village and work in Century City and Santa Monica. We both care about what goes on in the community, but we are especially invested in this project because we saw firsthand the unexpected trouble that can occur when retirement homes become necessary.

My grandfather lived out his last years a few blocks away from the project at the Iranian Jewish Senior Center located at 8764 Olympic Boulevard. The building was one of the few choices our family had for my grandfather, and though the caregivers were great, it was an old, functionally obsolete building. I believe it was built in the 50's or 70's. Plus, the traffic was awful and made me worry about his safety whenever he went outside or when we dropped him off or picked him up. It's not exactly the kind of place I'd feel comfortable having my parents move into when they reach the age where they need that extra help.

This new building would be a great option, the kind of place I could see my parents being happy living in and it's located in the community. It would give us peace of mind knowing they're safe and well cared for, while keeping our tight-knit family close together. This would be a wonderful opportunity for families like us all over the community.

Respectfully,

Jason Youdeem
Los Angeles Resident
2818 S Holt

4/23/2021

Mr. Saeed Babaeen
910 South Holt Ave.
#202
Los Angeles, California 90035

(Central) Area Planning Commission

Holt Avenue Assisted Living and Memory Care (ZA-2020-2164-ELD-SPR)

Central Area Planning Commission,

As someone one block south of the proposed project, I'm well aware of the large senior population in the Pico-Robertson area and I am certain most of us around here are. People in their seventies, eighties, and even nineties are still struggling to take care of themselves. I have also learned over the years that many put off going into assisted living homes because there aren't any good options.

That's why, when I heard about this project, I was excited for it. Sure, I'm not a fan of construction, none of us are. But those of us who are reasonable realize that that's what it takes to have new quality housing and to build the types of housing that we need.

I understand the appellants aren't huge fans of the building and claim that it is not designed appropriately and that it's too tall. I do not understand why the appellants are making height an issue. Like I said, I am one block away and I can tell you that there are easily at least 3 dozen buildings that are 4 stories or taller within a few blocks of the project. The claim that the buildings here are too tall for this area is simply incorrect. This community wants and needs senior housing and the project here is similar in size to lots of other buildings in the area.

Please approve this project. We absolutely need it.

Regards,

A handwritten signature in black ink, appearing to be 'Saeed Babaeen', with a long horizontal line extending to the right.

Saeed Babaeen



ÉLAN COLLECTION

(ZA-2020-2164-ELD-SPR Holt Eldercare)

8/21/2020

Mr. Alexander Truong
City Planning Associate
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA, 90012

Sahar Edalati
11 Pony Circle
Roslyn Heights, NY
11577

Dear Alexander Truong,

I am writing as a gerontologist, senior housing operations expert, and L.A. resident.

By way of background, I served as the Activities Director of Watermark Beverly Hills, an assisted living facility, which is located less than a mile away from this project location, from 2014 to 2017.

In 2017, I served as the Executive Director of Sunrise Beverly Hills, also an assisted living facility, which is located less than a mile and a half from this project location. In late 2017 to 2019, I moved to Sunrise Culver City. Along the way, in 2018, I received the National Center for Assisted Living's Administrator of the Year award.

I relocated to New York City earlier this year where I am currently an executive director for a building here in Brooklyn.

Regarding ambulance noise, a concern that I believe has been raised in the community, I'd like to indicate that the entire point of assisted living is to vastly improve the safety and quality of life of its residents, including the need for emergency visits from the fire department and paramedics. In my experience, ambulance calls are 98% non-emergency calls for transport, meaning no sirens and loud noises and no flashing lights. This is contrary to the general perception of the public.

Community: 21 Clark Street • Brooklyn, NY 11201 T: 347-343-4900 • F: 800-893-6674 •
watermarkbrooklyn.com

In fact, the reason why seniors' adult children and their parents choose assisted living is because of fearful episodic events, such as a dangerous fall, forgetting to turn off the stove, or consuming the wrong medication. All of these dangers are nearly eliminated when the senior moves into a senior housing facility with caregivers to help with all activities of daily living, which significantly limits the need for emergency services.

I would also like to note that residents of assisted living communities typical don't drive or even own cars. In my experience, I never received a complaint about parking or traffic from any neighbors.

Lastly, Sunrise Beverly Hills was located on a busy street, Crescent, next door to a Whole Foods and a stone's throw from the Montage Hotel. Sunrise Culver City and Watermark were on quiet side streets. Generally, seniors chose Sunrise Culver and Watermark over their respective nearby alternatives because of their residential and quiet nature. Seniors take walks during the day; they look outside their windows during the day; they hear what's going on outside. Many of them prefer quiet, just like they did before they needed assistance with activities of daily living. That doesn't change. I understand there has been discussion about senior housing belonging on commercial streets. I whole heartedly disagree. Seniors should have options, including quiet residential streets, for where they want to live as they age.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. J. V.' or similar, written in a cursive style.