


**SUPPLEMENTAL REPORT
REPORT TO THE REGIONAL PLANNING COMMISSION**

DATE ISSUED: January 23, 2025
HEARING DATE: January 29, 2025 AGENDA ITEM: 7
PROJECT NUMBER: PRJ2023-002649-(5)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") No. RPPL2023005808
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 21746 Mayan Drive, Chatsworth
OWNER: Mr. Leslie Borodi
APPLICANT: Mr. Leslie Borodi
PUBLIC MEETINGS HELD: N/A
INCLUSIONARY ZONING ORDINANCE ("IZO"): The Project is not subject to the IZO because it is not a housing project.
CASE PLANNER: Soyeon Choi, Senior Planner
schoi@planning.lacounty.gov

The above-mentioned item is a CUP to authorize the conversion of an existing single-family residence to a 12-bed adult residential facility in the R-1-6,000 (Single-Family Residential – 6,000 Square Feet Minimum Required Lot Area) Zone in Chatsworth Zoned District.

Please find the enclosed public comments received subsequent to the hearing package submitted to the Regional Planning Commission on January 16, 2025.

Report Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report Approved By: 
Susan Tae, AICP, Assistant Administrator

From: [Toby Boyer](#)
To: [Soyeon Choi](#)
Subject: PRJ2023-002649
Date: Thursday, January 16, 2025 12:45:10 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

As a resident of twin lakes, I am strongly against the proposal at 21746 Mayan Drive. We have enough traffic, and narrow roads that would be affected by this approval. This is a somewhat, quiet neighborhood, and turning the house into a business would change that. Our neighborhood doesn't need a rehabilitation facility, ran by an owner who doesn't even live here.

This area is also a high fire zone, adding a 10 resident business to the neighborhood could have potential problems if there was a fire, not to mention all of the power outages we get here. We just spent the past 3 days with no power.

Please don't approve this proposal.

Thanks for your time,

Toby Boyer

From: [Hannah Edmondson](#)
To: [Soyeon Choi](#)
Subject: Project No.: PR J2023-002649
Date: Thursday, January 16, 2025 9:10:10 PM

CAUTION: External Email. Proceed Responsibly.

Good evening,

I am providing written comments for the above project number at 21746 Mayn Drive in Chatsworth.

1. This neighborhood is located in a high wind and high fire danger zone. We experience frequent and lengthy public safety power shut-offs (PSPS) from Southern California Edison. In the last 10 days, we have had power shut off for 8 of the days.
2. Without reliable power, the low-flow sewer systems are not able to discharge waste from the home. If this project is using the low flow system there will not be sufficient power to handle waste from 10 residents plus their staff. If the home has not been updated to the new low-flow sewer system, then they are on an outdated septic that would have been originally permitted to handle waste from a single-family unit.
3. We have narrow roads, which are best easements and make access both for emergency vehicles entering the neighborhood as well as evacuations difficult during an emergency. This is an area not equipped to handle emergency calls to a 10-bed facility.

Thank you for your time.

Hannah Edmondson
21411 Arapahoe Tr
Chatsworth, CA

From: [ali alizadeh](#)
To: [Soyeon Choi](#)
Subject: PRJ2023-002649
Date: Tuesday, January 21, 2025 11:23:47 PM

CAUTION: External Email. Proceed Responsibly.

Hello Soyeon,

Re:

PRJ2023-002649

a 10 bedroom / 12 bed adult residential facility at 21746 Mayan Drive.

Our concern is that this will create fire/life/safety hazard for not only the proposed residents of that house, but for the community as a whole. We are in a severe fire zone with narrow substandard width streets. This property is located near the entrance to the neighborhood on the main access road used for emergency ingress and egress. It is also the main evacuation route. Recently there was some kind of incident at that property with Sheriff, Fire and ambulance, needless to say, the entire street was blocked.

Recently we all saw the situation that developed in Altadena during the Eaton fire where residents of a nursing home had to be taken to a parking lot across the street from the facility to wait for vehicles to be brought in to transport them. There is no such parking lot or other off-street area available here, nor are there any nearby medical facilities to accommodate the residents' needs.

Twin Lakes is not an appropriate location for a facility like this, I am sure that there are thousands of nearby locations available in neighborhoods that are much better suited to this kind of facility that would not have the safety concerns noted here.

This proposal is totally incompatible with our neighborhood and poses major safety concerns.

It should not be approved in any form.

Sent from my iPhone

From: [Ralph Desuse](#)
To: [Soyeon Choi](#)
Subject: The Application proposed 10 Bedroom/ 12 bed adult residential facility at 21746 Mayan Drive
Date: Tuesday, January 21, 2025 3:01:51 PM

CAUTION: External Email. Proceed Responsibly.

My name is Ralph Desuse the father of 3 daughters that live about 50 Yards from the proposed 10 bedroom/ 12 bed adult residential facility at 21746.

The city must not approve these plans as it will pose an danger to the many children that live and play in the area. This community has kids who ride bikes and scooters throughout the neighborhood. The idea of a facility being this close to our homes is frightening to say the least. Our streets are very narrow with LIMITED STREET lights. The side of town is completely dark which can make it easy to commit a crime without being seen. We've had fires in our community to has taken the fire department 20 to 30 minutes to show up. We barely have patrol from the police department because we are considered rural. It is unsafe to have individuals with these needs and background to live so close to families.

We do not have any businesses of this sort in our community and it should stay that way. A facility like this belongs in a commercial zoned area not in a neighborhood with hard working families. As you turn into Twin Lakes from the main road you enter into a nice neighborhood. To allow a facility to appear and operate in the entrance of our community would be a complete disaster and will effect home values too.

For the sake of our children who deserve to feel safe and roam freely, please do not allow a facility like this to be approved.

Respectfully

Ralph Desuse
21608 Mayan Drive
Chatsworth Ca 91311
626-429-9742

From: [Nicole Sibley](#)
To: [Soyeon Choi](#)
Subject: Meeting regarding project # PRJ2023-002649
Date: Tuesday, January 21, 2025 8:35:04 AM
Attachments: [zoning letter.docx](#)

CAUTION: External Email. Proceed Responsibly.

Hello,

The attached letter is for the Jan 29th hearing regarding the property at 21746 Mayan Drive.

Thank you,

Nicole Olson

To Whom It May Concern,

I am a resident of The Twin Lakes area and reside behind 21746 Mayan Drive. Our walls are shared for our back yards. Since the current owner has purchased this land, I have heard multiple altercations of screaming and such. Several times, the sheriff has been called to the residence. I have had several residents peer over the wall to see into my backyard, and try to inquire about my personal effects and belongings. I have witnessed a registered sex offender taking residence and using his motor scooter to travel into yards with children's belongings in it. I have witnessed a septic system over flowing into the road from too many residents in the home. I notified the owner of the registered sex offender, to which he did not care.

The area of Twin Lakes is and has always been a quiet, private community. We are not equipped for such a facility in our area. We do not need extra danger, as we are a fire area. I have 2 children under the age of 11 and I do not want any element behind me, that may cause harm to my house or my children. The extra add on allows whoever resides in the room, to stare directly into my house. This upsets me. This is not an appropriate area for this living facility. This project needs to not be approved, so we can go back to our quiet lives. It's upsetting to all in the community. Please do not approve this. Thank you.

Sincerely,

Nicole Olson

From: [Zsuzsanna Schultz](#)
To: [Soyeon Choi](#)
Cc: [Peter Schultz](#)
Subject: PRJ2023-002649
Date: Tuesday, January 21, 2025 8:28:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Soyeon Choi,

I am writing to you today regarding the proposed 10 bedroom /12 bed group home located at 21746 Mayan Drive in Twin Lakes.

The proposed use of this property as a group home, whether as a senior care facility or other undisclosed purpose, is unacceptable and will create extreme fire/life/safety hazards for not only the proposed residents of the house, but for the community as a whole.

The recent fires in Altadena as well as the Pacific Palisades and Malibu areas are a graphic example of why this type of use cannot and should not be allowed anywhere within the Twin Lakes community. Should an emergency requiring a swift evacuation arise, which has happened in our community in the past and will surely happen again, all of our lives will be in danger.

Twin Lakes is in a hillside area within a Very High Fire Hazard Severity Zone and is directly adjacent to brush-covered hillsides. The house at 21746 Mayan Drive in fact is only about 100' from one such slope. The area is zoned R1-6000 but it is more densely populated than most R1 neighborhoods, because a large majority of the lots in Twin Lakes are substandard in size, many of them less than 2500 sq.ft. in area.

All streets within the community are private, substandard in width, most of them less than 20' wide. None of our streets are constructed to Public Works standards, which means they do not meet the current minimum of 24' width requirement for fire access. The existing private street easements are only 20' wide with no space available for widening.

Additionally, with all the streets owned privately, there is no "public access" to this property. The easements across all properties in Twin Lakes are strictly for ingress and egress of property owners and invited guests. They are not intended to allow public access to a business. Anyone traveling to this business will be crossing several private parcels enroute to this location.

To add some additional context, the following is quoted from the L.A. County ADU ordinance:

"An ADU is not permitted if:

- Located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway. Access must be 24 ft. wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas. Each means of access must be built to public street standards approved by Public Works."

There are some exceptions to this requirement, but those can only be applied to proposed ADU's. This project's proposed use is not for an ADU, but for a commercial business that will have a much higher occupant load than a typical ADU.

The Twin Lakes community, unfortunately, has a long history of wildfire incidents causing damage to structures, up to and including the complete loss of homes. Our neighborhood has experienced many evacuation orders within the 22 years that I have lived here, with very limited time to get out safely. This makes it of utmost importance that our roadways always remain clear of vehicles. The subject property is located near the main entrance to the Twin Lakes neighborhood. Any choke point at this location will cause disastrous results by preventing a swift emergency response to a large section of the neighborhood that is directly adjacent to the wildland interface. Mayan Drive is the main access road used for emergency ingress and egress as well as the main evacuation route for residents and visitors to the neighborhood.

Recently there was some sort of emergency response at the subject property that included Sheriff, Fire, and an ambulance. Needless to say, the entire street was blocked. Should this house need to be evacuated of ten plus semi-ambulatory people being cared for in addition to any staff members, the same blockage will occur, and most likely for an extended period of time.

It should also be noted that it only takes one large vehicle stopping on the road to make passage impossible for anything larger than a motorcycle.

Recently we all saw the situation that developed in Altadena during the Eaton fire where residents of a nursing home had to be taken to a parking lot across the street from the facility to wait for vehicles to be brought in to transport them. There is no such parking lot or other off-street area available here, nor are there any nearby medical facilities to accommodate the residents' needs.

Twin Lakes is not an appropriate location for a facility like this. I am certain that there are thousands of nearby locations available in neighborhoods that are much better suited to this kind of facility which would not have the safety concerns noted here.

Additionally, the applicants are being disingenuous when they claim that no additions to the house are being proposed in conjunction with this application. While that statement may factually be true, the current owner recently enlarged the house adding over 1000 sq.ft. specifically with the proposed use in mind.

To reinforce my views, shortly after the addition was completed, the property was occupied in a comparable manner to what is now being proposed, although the occupants didn't appear to be senior citizens. As the use continued without the benefit of proper permits, it caused concerns from the immediate neighbors and was eventually, after multiple complaints, cited for violations related to its use. Nearby neighbors also informed me that there were several incidents at the property that required a response from law enforcement. Once cited, the residents moved out and the property was listed for sale. The property was eventually removed from real estate listings and now appears to be occupied by someone other than the owner. As far as I know, the owners of this property do not, nor have they ever lived in Twin Lakes.

In summary, this proposal is simply a "for profit" business venture that will cause irreparable harm to the surrounding area. The proposed use is incompatible with the Twin Lakes neighborhood and poses major safety concerns which cannot be adequately mitigated. In fact, a facility like this of any size is not appropriate in Twin Lakes. This use does not align with existing land uses in the community and it provides no benefit to the Twin Lakes community.

It is also not in conformance with either the Twin Lakes Community Plan or the Twin Lakes Community Standards District. Therefore, this application should not be approved.

Best Regards,
Zsuzsanna and Peter Schultz
21615 Wo He Lo Trail
Chatsworth, CA 91311

From: alexugrik@gmail.com
To: [Soyeon Choi](#)
Subject: RE: PRJ2023-002649
Date: Tuesday, January 21, 2025 3:06:47 PM

CAUTION: External Email. Proceed Responsibly.

I understand that no ADU is proposed. I included that as an example of what the requirements are for an ADU would be because as far as access to the property goes, an ADU has a much lower occupant load. The proposed use should at least meet the minimum access as applied to an ADU if not greater because of the type occupancy. This now falls into the R2 (possibly R1) group and would no longer be an R3 occupancy. As for expanded floor area, the house was enlarged with an addition of over 1000 s.ft. just prior to being used illegally as a halfway house that lead to the code enforcement actions.

Alex Ugrik

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From: Soyeon Choi <schoi@planning.lacounty.gov>
Sent: Tuesday, January 21, 2025 1:58 PM
To: alexugrik@gmail.com
Cc: Vartanian, Natalie <NaVartanian@bos.lacounty.gov>; Oganessian, Diana <DOganessian@bos.lacounty.gov>
Subject: RE: PRJ2023-002649

Dear Mr. Ugrik,

Thank you for providing your comments on the Project No. PRJ2023-002649. Your comment will be saved in the project folder and also provided to the Regional Planning Commission for review and consideration prior to the public hearing.

One thing I'd like to clarify is that the proposed project does not include an ADU. No part of the existing residence will be converted to an ADU. No expansion of the building footprint is proposed either.

Again, your comments on the project are appreciated and will be forwarded to the hearing body. If you have any questions about the project or hearing, please do not hesitate to contact me.

Thank you,

Best regards,

SOYEON CHOI (she/her/hers)

SENIOR PLANNER, North County Development Services

Office: (213) 974-6443 • Direct: (213) 893-7021

Email: schoi@planning.lacounty.gov

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From: alexugrik@gmail.com <alexugrik@gmail.com>

Sent: Tuesday, January 21, 2025 1:40 PM

To: Soyeon Choi <schoi@planning.lacounty.gov>

Cc: Vartanian, Natalie <NaVartanian@bos.lacounty.gov>; Oganessian, Diana <DOganessian@bos.lacounty.gov>

Subject: PRJ2023-002649

CAUTION: External Email. Proceed Responsibly.

Re:

PRJ2023-002649

10 bedroom /12 bed Group home located at 21746 Mayan Drive.

Soyeon Choi

320 W. Temple St.

Los Angeles, CA 9190012

213-947-6411

schoi@planning.lacounty.gov

Hello,

I am writing this as a nearly 40-year resident of Twin Lakes and the current President of the Twin Lakes Property Owners Association, a non-profit community group tasked with preserving the character, history, and safety of our neighborhood.

The proposed use of this property as a group home, whether as a senior care facility or other undisclosed purposes, is unacceptable and will create extreme fire/life/safety hazards for not only the proposed residents of the house, but for the community as a whole. The recent fires in

Altadena and the Palisades/Malibu areas are a graphic example of why this type of use cannot be allowed anywhere within the Twin Lakes community. Should an emergency requiring a swift evacuation arise, which has happened in the past, and will surely happen again, all our lives will be in danger.

Twin Lakes is in a hillside area within a Very High Fire Hazard Severity Zone and is directly adjacent to brush covered hillsides. This house in fact is only about 100' from one such slope. The area is zoned R1-6000 but is more densely populated than most R1 neighborhoods because a large majority of the lots in Twin Lakes are substandard in size, with many being less than 2500 sq.ft. in area. All streets within the community are private, substandard in width, with most being less than 20' wide, and are not constructed to Public Works standards. None of the streets meet the current minimum 24' width requirement for fire access as the existing private street easements are only 20' in width and there would be no option for any street widening. Additionally, with the streets being privately owned, there is no "public access" to this property. The easements across all properties in Twin Lakes are strictly for ingress and egress of property owners and invited guests. They are not intended to allow public access to a business. Anyone traveling to this business will be crossing several private parcels enroute to this location.

To add some additional context, the following is quoted from the L.A. County ADU ordinance:

"An ADU is not permitted if:

- *Located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway. Access must be 24 ft. wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas. Each means of access must be built to public street standards approved by Public Works."*

There are some exceptions to this requirement, but those can only be applied to proposed ADU's. This project's proposed use is not for an ADU, but for a commercial business that will have a much higher occupant load than a typical ADU.

This area also has a long history of wildfire incidents causing damage to structures, up to and including the complete loss of homes. Our neighborhood has experienced many evacuation orders over the years that I have been here, with extremely limited time get out safely. This makes it of upmost importance that our roadways always remain clear of vehicles. The property in question is located near the main entrance to the Twin Lakes neighborhood. Any chokepoint at this location will cause disastrous results by preventing a swift emergency response to a large section of the neighborhood that is directly adjacent to the wildland interface. Mayan Drive is the main access road used for emergency ingress and egress as well as being the main evacuation route for residents and visitors to the neighborhood. Recently there was some sort of emergency response at the subject property that included Sheriff, Fire, and an ambulance, needless to say, the entire street was blocked. Should this house need to

be evacuated of ten plus semi ambulatory people being cared for, in addition to any staff members, the same blockage will occur, and most likely for an extended period of time. It should also be noted that it only takes one large vehicle stopping on the road to make passage impossible for anything larger than a motorcycle.

Recently we all saw the situation that developed in Altadena during the Eaton fire where residents of a nursing home had to be taken to a parking lot across the street from the facility to wait for vehicles to be brought in to transport them. There is no such parking lot or other off-street area available here, nor are there any nearby medical facilities to accommodate the residents' needs.

Twin Lakes is not an appropriate location for a facility like this, I am sure that there are thousands of nearby locations available in neighborhoods that are much better suited to this kind of facility that would not have the safety concerns noted here.

Additionally, the applicants are being disingenuous when they claim that no additions to the house are being proposed in conjunction with this application. That statement may be factually true. However, the house was recently enlarged, adding over 1000 sq.ft., by the current owner, specifically with the proposed use in mind. To reinforce my views, shortly after the addition was completed, the property was occupied in a comparable manner to what is now being proposed, although the occupants didn't appear to be senior citizens. As the use continued without the benefit of proper permits, it caused concerns from the immediate neighbors and was eventually, after multiple complaints, cited for violations related to its use. Nearby neighbors also informed me that there were several incidents at the property that required a law enforcement response regarding actions by its residents. Once cited, the residents moved out and property appeared to remain vacant for an extended period of time while also being listed for sale. The property was eventually removed from real estate listings and now appears to be occupied on a by someone other than the owner. It may currently be being used as some form of care facility without the benefit of proper permits. As far as I know, the owners of this property do not, nor have they ever lived in Twin Lakes. This proposal is simply a for a "for profit" business venture that will cause irreparable harm to the surrounding area.

To summarize, this proposed use is totally incompatible with the Twin Lakes neighborhood and poses major safety concerns that cannot be adequately mitigated. In fact, a facility like this of any size is not appropriate in Twin Lakes. This use does not align with existing land uses in the community and it provides no benefit to the Twin Lakes community. It is also not in conformance with either the Twin Lakes Community Plan or the Twin Lakes Community Standards District. Therefore, this application should not be approved.

Regards,

Alex Ugrik

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From: sharonkay.u@sbcglobal.net
To: [Soyeon Choi](#)
Subject: Adult residential facility 21746 Mayan Drive
Date: Tuesday, January 21, 2025 3:23:12 PM

CAUTION: External Email. Proceed Responsibly.

Ms. Choi and Planning Commissioners,

I am a Twin Lakes resident and am reaching out to you to express my concern about the group home proposed on Mayan Drive. I don't feel this is a proper location for such a facility and would cause major safety issues for the community. The roads here are very narrow and this house is near the entrance to our neighborhood and part of the main evacuation path should there be a fire or other emergency. I believe that if this is allowed to proceed, it will put many people in danger of serious injury or possibly death, including the people who would be living in that house. I also don't believe that this is compatible with our small hillside neighborhood that is full of single family homes. Due to our unique circumstances this type of facility should not be allowed in Twin Lakes.

Sharon Ugrik

From: [Knead Totravel](#)
To: [Soyeon Choi](#)
Subject: Regarding Application : PRJ2023-002649 a 10 bedroom / 12 bed adult residential facility at 21746 Mayan Drive Chatsworth CA 91311
Date: Wednesday, January 22, 2025 7:29:10 AM

CAUTION: External Email. Proceed Responsibly.

Regarding Application: PRJ2023-002649 for a 10 bedroom / 12 bed adult residential facility at 21746 Mayan Drive Chatsworth CA 91311

The proposed use of this property as a group home, whether as a senior care facility or other undisclosed purposes, is unacceptable and will create extreme fire/life/safety hazards for not only the proposed residents of the house, but for the community as a whole. The recent fires in Altadena and the Palisades/Malibu areas are a graphic example of why this type of use cannot be allowed anywhere within the Twin Lakes community. Should an emergency requiring a swift evacuation arise, which has happened in the past, and will surely happen again, all our lives will be in danger.

Twin Lakes is in a hillside area within a Very High Fire Hazard Severity Zone and is directly adjacent to brush covered hillsides. This house in fact is only about 100' from one such slope. The area is zoned R1-6000 but is more densely populated than most R1 neighborhoods because a large majority of the lots in Twin Lakes are substandard in size, with many being less than 2500 sq.ft. in area. All streets within the community are private, substandard in width, with most being less than 20' wide, and are not constructed to Public Works standards. None of the streets meet the current minimum 24' width requirement for fire access as the existing private street easements are only 20' in width and there would be no option for any street widening. Additionally, with the streets being privately owned, there is no "public access" to this property. The easements across all properties in Twin Lakes are strictly for ingress and egress of property owners and invited guests. They are not intended to allow public access to a business. Anyone traveling to this business will be crossing several private parcels enroute to this location.

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This area also has a long history of wildfire incidents causing damage to structures, up to and including the complete loss of homes. Our neighborhood has experienced many evacuation orders over the years that I have been here, with extremely limited time get out safely. This makes it of utmost importance that our roadways always remain clear of vehicles. The property in question is located near the main entrance to the Twin Lakes

neighborhood. Any chokepoint at this location will cause disastrous results by preventing a swift emergency response to a large section of the neighborhood that is directly adjacent to the wildland interface. Mayan Drive is the main access road used for emergency ingress and egress as well as being the main evacuation route for residents and visitors to the neighborhood. Recently there was some sort of emergency response at the subject property that included Sheriff, Fire, and an ambulance, needless to say, the entire street was blocked. Should this house need to be evacuated of ten plus semi ambulatory people being cared for, in addition to any staff members, the same blockage will occur, and most likely for an extended period of time. It should also be noted that it only takes one large vehicle stopping on the road to make passage impossible for anything larger than a motorcycle.

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Twin Lakes is not an appropriate location for a facility like this, I am sure that there are thousands of nearby locations available in neighborhoods that are much better suited to this kind of facility that would not have the safety concerns noted here.

Additionally, the applicants are being disingenuous when they claim that no additions to the house are being proposed in conjunction with this application. That statement may be factually true. However, the house was recently enlarged, adding over 1000 sq.ft., by the current owner, specifically with the proposed use in mind. To reinforce my views, shortly after the addition was completed, the property was occupied in a comparable manner to what is now being proposed, although the occupants didn't appear to be senior citizens. As the use continued without the benefit of proper permits, it caused concerns from the immediate neighbors and was eventually, after multiple complaints, cited for violations related to its use. Nearby neighbors also informed me that there were several incidents at the property that required a law enforcement response regarding actions by its residents. Once cited, the residents moved out and property appeared to remain vacant for an extended period of time while also being listed for sale. The property was eventually removed from real estate listings and now appears to be occupied on a by someone other than the owner. It may currently be being used as some form of care facility without the benefit of proper permits. As far as I know, the owners of this property do not, nor have they ever lived in Twin Lakes. This proposal is simply a for a "for profit" business venture that will cause irreparable harm to the surrounding area.

To summarize, this proposed use is totally incompatible with the Twin Lakes neighborhood and poses major safety concerns that cannot be adequately mitigated. In fact, a facility like this of any size is not appropriate in Twin Lakes. This use does not align with existing land uses in the community and it provides no benefit to the Twin Lakes community. It is also not in conformance with either the Twin Lakes Community Plan or the Twin Lakes Community Standards District. Therefore, this application should not be approved.

Collease McDougal

From: [Reham Attya](#)
To: [Soyeon Choi](#)
Cc: [Ali Alizadeh Alizadeh](#)
Subject: Project number PRJ2023-002649 Chatsworth
Date: Thursday, January 23, 2025 10:40:46 AM

CAUTION: External Email. Proceed Responsibly.

Hello Soyeon and good afternoon,

I hope you are well and safe from the current winds and fires.

I am writing to express my strong opposition to the proposed establishment of a group home facility in our small, mountain-based neighborhood in Twin Lakes. While I understand the importance of providing services for individuals in need, I believe that placing such a facility in this area poses significant risks to both the residents of the neighborhood and those within the facility itself.

Our neighborhood, located in the Mountain Range of Chatsworth is particularly vulnerable to several hazards, including but not limited to:

1. **Narrow and Hazardous Roads:** The roads leading to and from our neighborhood are narrow, winding, and often difficult to navigate, particularly in inclement weather. This presents a substantial risk in the event of an emergency, such as a fire or medical crisis, where rapid evacuation and emergency response are critical. Increased traffic and the introduction of a facility that would bring additional people to this area will only exacerbate the dangers posed by these challenging roads. Keep in mind Twin lakes only has two exits out of the neighborhood. That is canoga and Poema.
2. **Fire Hazards and Wildfire Risk:** Our neighborhood lies within a high-risk fire zone. Over the past several years, we have seen how quickly wildfires can spread in our region. The presence of additional people, particularly those who may have mobility challenges, creates severe concerns about evacuating in a timely manner. The current evacuation plans in place for our area are already difficult to execute in the event of an emergency, and the addition of a group home facility will make evacuation even more complicated and dangerous for both the residents and emergency responders.
3. **Difficult Access for Emergency Services:** Firefighters, paramedics, and other emergency responders already face challenges when navigating

the steep, winding roads of our neighborhood. In the case of an emergency at a group home facility, first responders may find it extremely difficult, if not impossible, to provide timely assistance. The potential for delays in life-saving interventions is a grave concern, particularly in a neighborhood where every second counts. Also keep in mind the power outages we face are a regular. Due to the current fires, we've gone 10 days straight without power supply and today as I draft this email the power has been yet again shut off due to high risk winds.

For these reasons, I urge you to carefully consider the implications of allowing a group home facility to be established in this remote and dangerous location. Our community is already struggling with issues related to accessibility and safety, and adding such a facility will only heighten these risks.

I understand that decisions like these are made with the best intentions, but I respectfully request that you prioritize the safety and well-being of both the existing residents of this neighborhood and any potential future occupants of the group home by reconsidering the location for this facility. I believe there are other, more accessible areas that would be better suited for such a facility, where emergency access and the safety of all individuals involved can be more effectively ensured.

Thank you for your time and consideration. I am happy to discuss this matter further during the zoom meeting.

Best regards
Reham and Ali alizadeh of Twin lakes

Sent from my iPhone