

SUPPLEMENTAL REPORT
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: January 28, 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 request 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 previous memo submitted to the Regional Planning Commission on January 23, 2025.

Report Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report Approved By: 
Susan Tae, AICP, Assistant Administrator

(no subject)



8055295540@vzwpix.com

To Soyeon Choi



11:29 AM

Retention Policy LACOUNTY 5 Year Delete (5 years)

Expires 1/27/2030

Follow up. Start by Tuesday, January 28, 2025. Due by Tuesday, January 28, 2025.



CAUTION: External Email. Proceed Responsibly.

On regard to the proposal in twin lake Chatsworth California...

From: [Armand Ferreccio](#)
To: [Soyeon Choi](#)
Subject: Re: PRJ2023-002649 10 bedroom /12 bed Group home located at 21746 Mayan Drive
Date: Saturday, January 25, 2025 8:23:58 PM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Choi,

I am not able to attend the meeting for PRJ2023-002649

However I wanted to submit my public comment. I am greatly concerned about this plan to build such a large facility next to my house. Parking is limited, the weather is volatile and the electricity gets cut regularly. Even now there is tension with vehicles blocking road access while waiting in front of this address. I do not see how anyone could think it possible to add more traffic and vehicles to a road that is already so easily obstructed.

Here is further comment-

Re:

PRJ2023-002649

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

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.

I would like to add that I live next to this house with my brother and partner. We frequently struggle with power outages we know how this could affect the quality of care a housing center would offer. It would not be ethical to put a vulnerable population through what we experience in this community.

Sincerely,
Armand Ferreccio
21736 Mayan Drive
Chatsworth, CA 91311

From: [Christine Lewis](#)
To: [Soyeon Choi](#)
Subject: RE: PRJ2023-002649 Public Hearing Written Comment
Date: Sunday, January 26, 2025 7:16:54 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Soyeon Choi and Regional Planning Committee

Re:

PRJ2023-002649

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

My name is Christine Desuse and I am a concerned homeowner at 21608 Mayan Drive, 3 houses down from the proposed group home at 21746 Mayan Drive. I'm emailing to reinforce the concerns that our neighbors have raised regarding this issue.

As recent fires, Southern California Edison PSP shutoffs have noted, our neighborhood is located in a high fire area and the proposed use of this property as a group home or other similar purposes is unacceptable. 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, most recently next door to our home at 21608 Mayan Drive a mere 18 months ago, 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. It is noted that the average sized fire truck can narrowly drive down this street. If multiple emergency vehicles are required, such as police, fire, or ambulance at once, there is no egress from Mayan Drive.

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

ordinance:

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- 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, including the complete loss of homes. Our neighborhood has experienced many evacuation orders, SCE PSPS, the latest in January 2025 of approximately 8 days of no power to our entire community of Twin Lakes and Deer Lake Ranch respectively. This underscores the need for our roadways to always remain clear of vehicles. The property in question is located near the main entrance to the Twin Lakes neighborhood. Any blockage 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.

Additionally, other neighbors have also highlighted that this home has been under investigation for multiple permit violations. To be clear, the Twin Lakes community is opposed to this group home and any other ventures in the like.

Regards,

Christine Desuse


Owner

21608 Mayan Drive, Chatsworth, CA

Group home. To whom it may concern, the group home in question is not ...



d.vore <d.vore@sbcglobal.net>


To  Soyeon Choi



10:01 AM

Retention Policy LACOUNTY 5 Year Delete (5 years)

Expires 1/27/2030

 Follow up. Start by Tuesday, January 28, 2025. Due by Tuesday, January 28, 2025.

You replied to this message on 1/28/2025 10:56 AM.

CAUTION: External Email. Proceed Responsibly.

Sent from my Verizon, Samsung Galaxy smartphone

Group home. To whom it may concern, the group home in question is not a good idea, the area this home is on had the house next to it burn down and the house on the other side of it had damage. The roads in the area are very narrow and can be completely...

From: [Ha Dam](#)
To: [Soyeon Choi](#)
Subject: Project No PRJ2023-002649
Date: Monday, January 27, 2025 11:38:22 AM

CAUTION: External Email. Proceed Responsibly.

To Mr. Choi,

My name is Naomi Dam I am an owner in the Twin Lakes area. I am writing to oppose the permit for expansion on 21746 Mayan Dr, Chatsworth ca 91311. We are a small community, with narrow roads with very little resources.

Please do not permit the expansion.

Thank you

Sent from my iPhone

From: [Haley Blevins](#)
To: [Soyeon Choi](#)
Subject: Old Folks Home in Twin Lakes
Date: Sunday, January 26, 2025 5:06:08 PM

CAUTION: External Email. Proceed Responsibly.

Hi there,

heard there is planning for an old folks home to go into twin lakes community.

I do not agree with this decision, strictly from an ethical standpoint, our power goes out for multiple weeks out of the month, which is putting many people's lives at risk. the amount of generators it would take to sustain such power would also be a lowering of quality of life to those around due to the noise.

on top of that, if an evacuation were to occur, that house is the first that would need to do it and it would cause a safety issue. Evacuating that many people with special needs would.

Things like this need to be more out in the open and people need to be made aware.

It seems like a logical choice that this location is not the ethical one to pick.

Best,
Haley B

From: [John Rose](#)
To: [Soyeon Choi](#)
Cc: lisafhanson@outlook.com
Subject: PRJ2023-002649
Date: Saturday, January 25, 2025 8:04:05 PM

CAUTION: External Email. Proceed Responsibly.

This is in response to the hearing regarding allowance of a group home in my neighborhood. We live at 21670 Arapahoe Trail,

My recommendation is that we DO NOT need a group home in our residential neighborhood. We are a quiet community with very constricted roads. The increase in traffic present a fire and safety hazard by having parking that is likely to exceed the ability to stay off the active roadways, and likely blocking any larger emergency responses vehicles from traversing our roads in the event of an emergency.

Trading our present level of comfort and safety for an increase in revenue seems to go against the spirit of the planning and zoning core values.

Please consider our present zoning rules and the reason for these rules that are already as they are. This requirement has served the Twin Lakes community well. We feel safe, we can walk the neighborhood without fear of a never ending revolving door of strangers trying their hardest to just find parking in our community to visit the potential resident planned for this project.

Thank you,

John Rose
Twin Lakes Resident

From: [marcia orellana](#)
To: [Soyeon Choi](#)
Subject: Twin Lakes Proposal
Date: Tuesday, January 28, 2025 11:40:34 AM

CAUTION: External Email. Proceed Responsibly.

will take place at:

Hall of Records

320 W. Temple Street, Room 150

Los Angeles, CA 90012

The Zoom link is:

bit.ly/ZOOM-RPC

Or by phone:

669-444-9171 or 719-359-4580 (I.D. 858 6032 6469)

Re:

PRJ2023-002649

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

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.

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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 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.

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. I don't approve this proposal I moved here to have peace not be surrounded by a business. Those need to stay in the city not in a residential community.

Thank you,
A single family homeowner.
Marcia Orellana.

From: [Marcos Ferreccio](#)
To: [Soyeon Choi](#); [Nikko Pajarillaga](#); LSHISHANI@dpw.lacounty.gov; [James Chon](#); [Art Vander Vis](#)
Subject: Concerns re Project No. PRJ2023-002649: Proposed 10 Bedroom / 12 Bed Adult Residential Facility at 21746 Mayan Drive
Date: Monday, January 27, 2025 9:19:53 PM

CAUTION: External Email. Proceed Responsibly.

Dear Soyeon Choi,

As a California licensed professional civil engineer and a resident of Twin Lakes, I do not recommend the approval of this project (proposed residential facility at 21746 Mayan Drive). This project would pose a major egress hazard for the majority of residents in Twin Lakes given that this property is located at the bottom of Mayan Drive, which is the main access road used for emergency response. Twin Lakes is located in a Very High Fire Hazard Severity Zone (VHFHSZ) as defined by CAL FIRE and Mayan Drive is a private narrow road which cannot handle the increase in traffic caused by a senior care facility (or group home) in the event of an emergency. Already, this facility does not have sufficient parking considering that the caregivers from this facility illegally park/idling their cars on my property (21736 Mayan Drive) while they wait to pick up the facility's residents. I have posted no trespassing signs on my property and repeatedly told them to not trespass but to no avail. This unlawful trespassing would only be worsened if LA County Planning approves the adult residential facility with 10 beds within my neighbor's existing single-family residence.

Given that Twin Lakes is a VHFHSZ and experiences extreme wind events, power outages are common since Southern California Edison (SCE) turns off our electric grid as part of their Public Safety Power Shutoffs (PSPS). This causes residents to rely on generators. The generators required to power a 10 bedroom group home would create significant noise pollution to the neighborhood and endanger the senior citizens in the facility who rely on uninterrupted electricity. This problem is further exacerbated by the recent installation of a forced main sewer system in Twin Lakes (Twin Lakes previously relied solely on septic systems), which is to be managed by the Los Angeles County Public Works Consolidated Sewer Maintenance District (CSMD). A facility of this kind would require continuous use of a grinder pump to push its sewage from the property to the force main, which needs electricity to operate. It is unclear whether the CSMD force main can accommodate the increase in flow generated by a facility of this size and how the facility plans to operate its grinder pump during a PSPS so that its residents can have access to a working restroom and not create unsanitary conditions/offensive odors for its neighbors.

Regards,
Marcos Ferreccio, MS, PE

From: [Mark Mc Reynolds](#)
To: [Soyeon Cho](#)
Cc: [Mark Mc Reynolds](#)
Subject: PRJ2023-002649 10 bedroom /12 bed Group home located at 21746 Mayan Drive.
Date: Tuesday, January 28, 2025 1:48:48 PM

CAUTION External Email. Proceed Responsibly.

Re:

PRJ2023-002649

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



I lost my home to the Sesnon brushfire here in twin lakes in 2008. The fire department was not able to protect my house as we have small roads and everybody was evacuating. The fire department wasn't able to get to my home. We cannot have this commercial property in our beloved Twin Lakes community. Here is my letter protesting. I do not want this in my neighborhood.

I'm writing to express my concerns about the proposed use of this property as a group home. Whether it's a senior care facility or something else, it's a bad idea and will put everyone at risk. You know how bad the fires have been in Altadena and Palisades/Malibu lately? That's why we can't let this happen anywhere in Twin Lakes. If there's an emergency and we need to evacuate quickly, like it has in the past, our lives could be in danger.

Twin Lakes is in a hilly area with a high fire risk. This house is just a stone's throw away from a brush-covered hillside. The area is zoned R1-6000, but it's more crowded than most because most of the lots are small, like less than 2500 square feet. The streets are private and narrow, with most being less than 20 feet wide. They don't meet the minimum 24-foot width requirement for fire access because the private street easements are only 20 feet wide. There's no way to widen the streets because they're owned by private people. And there's no public access to the property. The easements across all the properties in Twin Lakes are only for getting in and out of the owners' homes and invited guests. They're not meant for public use. Anyone who comes to this place will have to cross several private properties on their way.

Here's what the L.A. County ADU ordinance says:

"An ADU is not allowed if..."

The property is located in a high-risk wildfire area and doesn't have two ways to get to a highway. The access must be 24 feet wide, not including sidewalks, and clear from the lot to the highway. It must be paved in designated areas. Each access must meet public street standards approved by Public Works.

There are some exceptions, but they can only be applied to proposed ADUs. This project's use is for a commercial business with a much higher number of people than an ADU.

This area has a long history of wildfires causing damage to buildings, including complete home losses. Our neighborhood has had many evacuation orders in the past, with very little time to get out safely. It's crucial that our roads are always clear of vehicles. The property is near the main entrance to Twin Lakes. Any blockage here could prevent a quick emergency response to a large part of the neighborhood that's close to the wildland interface. Mayan Drive is the main access road for emergency entry and exit, as well as the main evacuation route for residents and visitors. Recently, there was an emergency response at the property that included the Sheriff, Fire, and an ambulance. The entire street was blocked. If this house needs to be evacuated with ten or more people who need to be carried, plus staff, the same blockage will likely happen and could last for a long time. It's also important to note that it only takes one large vehicle stopping on the road to make it impossible for anything larger than a motorcycle to pass.

You know how the Eaton fire in Altadena unfolded? Well, it left a tough spot for the residents of a nursing home. They had to wait in a parking lot across the street for cars to come and take them away. But here in Twin Lakes, we don't have a parking lot or any other off-street area. And there aren't any nearby medical facilities either.

Twin Lakes isn't the right place for a facility like this. I'm sure there are plenty of other neighborhoods nearby that would be a better fit. They'd have the space and the facilities to take care of the residents without any safety concerns.

The applicants are being a bit dishonest when they say there are no plans to add anything to the house. That might be true, but the house was recently expanded by the current owner, specifically for the purpose of this application. Just to make sure, shortly after the addition was finished, the property was used in a similar way to what's being proposed, although the people living there weren't old folks. But since they didn't have the proper permits, the neighbors were worried and eventually got the property cited for violations related to how it was being used. The neighbors also told me that there were several incidents at the property that needed police attention because of the actions of the residents. Once the residents were cited, they moved out and the property stayed empty for a while before being put up for sale. It was eventually taken off the real estate listings and now seems to be occupied by someone else. It's possible that it's being used as some kind of care facility without the proper permits. As far as I know, the owners of this property don't live in Twin Lakes, and this proposal is just for a business that will hurt the neighborhood and cause serious safety problems. In fact, a place like this of any size doesn't belong in Twin Lakes. It doesn't fit with what's already being used in the area and doesn't help the community at all. It's also not in line with either the Twin Lakes Community Plan or the Twin Lakes Community Standards District. So, this application shouldn't be approved.

As seen in these pictures, there is no parking allowed on our streets and you have vehicles parked there to drop off oxygen.





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Thank you
Mark Mc Reynolds
21563 Mayan Dr.Chatsworth Ca.
818 262-9214

Re:

PRJ2023-002649

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

I lost my home to the Sesnon brushfire here in twin lakes in 2008 the fire department was not able to protect my house as we have small roads and everybody was evacuating The fire department wasn't able to get to my home. We cannot have this commercial property in our beloved Twin Lakes community. Here is my letter protesting. I do not want this in my neighborhood.

I'm writing to express my concerns about the proposed use of this property as a group home. Whether it's a senior care facility or something else, it's a bad idea and will put everyone at risk. You know how bad the fires have been in Altadena and Palisades/Malibu lately? That's why we can't let this happen anywhere in Twin Lakes. If there's an emergency and we need to evacuate quickly, like it has in the past, our lives could be in danger.

Twin Lakes is in a hilly area with a high fire risk. This house is just a stone's throw away from a brush-covered hillside. The area is zoned R1-6000, but it's more crowded than most because most of the lots are small, like less than 2500 square feet. The streets are private and narrow, with most being less than 20 feet wide. They don't meet the minimum 24-foot width requirement for fire access because the private street easements are only 20 feet wide. There's no way to widen the streets because they're owned by private people. And there's no public access to the property. The easements across all the properties in Twin Lakes are only for getting in and out of the owners' homes and invited guests. They're not meant for public use. Anyone who comes to this place will have to cross several private properties on their way.

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the highway. It must be paved in designated areas. Each access must meet public street standards approved by Public Works.

There are some exceptions, but they can only be applied to proposed ADUs. This project's use is for a commercial business with a much higher number of people than an ADU.

This area has a long history of wildfires causing damage to buildings, including complete home losses. Our neighborhood has had many evacuation orders in the past, with very little time to get out safely. It's crucial that our roads are always clear of vehicles. The property is near the main entrance to Twin Lakes. Any blockage here could prevent a quick emergency response to a large part of the neighborhood that's close to the wildland interface. Mayan Drive is the main access road for emergency entry and exit, as well as the main evacuation route for residents and visitors. Recently, there was an emergency response at the property that included the Sheriff, Fire, and an ambulance. The entire street was blocked. If this house needs to be evacuated with ten or more people who need to be carried, plus staff, the same blockage will likely happen and could last for a long time. It's also important to note that it only takes one large vehicle stopping on the road to make it impossible for anything larger than a motorcycle to pass.

You know how the Eaton fire in Altadena unfolded? Well, it left a tough spot for the residents of a nursing home. They had to wait in a parking lot across the street for cars to come and take them away. But here in Twin Lakes, we don't have a parking lot or any other off-street area. And there aren't any nearby medical facilities either.

Twin Lakes isn't the right place for a facility like this. I'm sure there are plenty of other neighborhoods nearby that would be a better fit. They'd have the space and the facilities to take care of the residents without any safety concerns.

The applicants are being a bit dishonest when they say there are no plans to add anything to the house. That might be true, but the house was recently expanded by the current owner, specifically for the purpose of this application. Just to make sure, shortly after the addition was finished, the property was used in a similar way to what's being proposed, although the people living there weren't old folks. But since they didn't have the proper permits, the neighbors were worried and eventually got the property cited for violations related to how it was being used. The neighbors also told me that there were several

incidents at the property that needed police attention because of the actions of the residents. Once the residents were cited, they moved out and the property stayed empty for a while before being put up for sale. It was eventually taken off the real estate listings and now seems to be occupied by someone else. It's possible that it's being used as some kind of care facility without the proper permits. As far as I know, the owners of this property don't live in Twin Lakes, and this proposal is just for a business that will hurt the neighborhood and cause serious safety problems. In fact, a place like this of any size doesn't belong in Twin Lakes. It doesn't fit with what's already being used in the area and doesn't help the community at all. It's also not in line with either the Twin Lakes Community Plan or the Twin Lakes Community Standards District. So, this application shouldn't be approved.

As seen in these pictures, there is no parking allowed on our streets and you have vehicles parked there to drop off oxygen

Thank you

Mark Mc Reynolds

21563 Mayan Dr.Chatsworth Ca.

818 262-9214

From: [PinkyMail](#)
To: [Soyeon Choi](#)
Subject: PRJ2023-002649
Date: Saturday, January 25, 2025 8:48:44 PM

CAUTION: External Email. Proceed Responsibly.

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

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.

From: [Rex Umbay](#)
To: [Soyeon Choi](#)
Subject: Project No. PRJ2023-002649
Date: Tuesday, January 28, 2025 2:01:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Choi,

I am writing to voice my concern regarding the proposed project located at 21746 Mayan Drive, Chatsworth. This project is located in my neighborhood in Twin Lakes. This neighborhood is located in a High Risk, Fire Hazard Zone. Roads here are windy and narrow. Approving this proposed project will greatly put our neighborhood and the occupants of the proposed project in danger in case of wildfire. This proposed establishment will congest our road for emergency responders responding for the residences and elderly patients alike in case of a fire. If this happens residences and elderly patients are put into grave danger.

I asked your humble office to consider this concern. This is a matter of life and property preservation and I wouldn't want this to add to the things to worry about during the fire season.

Rex Umbay
21455 Apache Trail
Chatsworth

From: [Scott Schiffman](#)
To: [Soyeon Choi](#)
Subject: Re: PRJ2023-002649-10 bedroom /12 bed Group home located at 21746 Mayan Drive.
Date: Tuesday, January 28, 2025 12:14:16 PM
Attachments: [PRJ2023-002649.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Ms. Choi,

I am writing to share my concern about the proposed facility, which will be discussed tomorrow. I was hoping to attend, but that has become impossible. If you have any questions or concerns regarding my letter, feel free to call or email me, and I would be happy to discuss my concerns, and experiences over the last 40+ years as a resident of Twin Lakes.

Respectfully,

Scott Schiffman - All West Appraisal

Certified General Appraiser

- Appraisal Institute Registry-Valuation of Sustainable Buildings: Residential

- Causality Appraisals /Residential /Commercial/Land

- Over 30 years' experience

All West Appraisal

Tel: 818-577-8045

Scott & Simee Schiffman
21315 West Kickapoo Trail
Chatsworth, CA 91311
Scott@allwest-appraisal.com

Re: PRJ2023-002649

January 25, 2025

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

Ms. Choi,

I am writing this as a 44-year resident of Twin Lakes and the current Vice 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 multi bed purpose, is unacceptable and will create extreme fire/life/safety hazards for not only the proposed residents of the house, but for the entire community. The recent fires in Altadena, Castaic and the Palisades/Malibu areas are a graphic example of why this type of use cannot be allowed anywhere within the Twin Lakes community. Twin Lakes is in a high wind corridor, and brush fire area, and when the next emergency requiring a swift evacuation arises, the location of this proposed facility on the primary ingress and egress to the neighborhood will put all our lives in danger.

A little history about our small, hillside community, 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 Sqft. 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.

This area also has a long history of wildfire incidents causing damage to structures, up to and including the complete loss of homes, and is a fire corridor where wind driven brush fires have been pushed all the way to Malibu on multi[e occasions.

**Scott & Simee Schiffman
21315 West Kickapoo Trail
Chatsworth, CA 91311
Scott@allwest-appraisal.com**

Our neighborhood has experienced several evacuation orders over the 44 years that I have been resided here, with extremely limited time get out safely. This makes it of utmost importance that our roadways always remain clear of vehicles.

As previously noted, this property is located on the main egress and ingress for the neighborhood, and the presence of a single emergency vehicle blocks this escape route and will put the entire community at risk.

Recently there was some sort of emergency response at the subject property that included Sheriff, Fire, and an ambulance, the result was that the entire street was blocked. Should this proposed facility have to be evacuated of ten or more 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 area for residents to escape, or nearby medical facility for their needed care. Just last week there was a fire engine just east of the proposed facility rendering aid to a resident, forcing residents to back up an extended distance on a narrow road, difficult at best during the day, but causing a potentially catastrophic situation at night.

The property appears to be currently used as some form of care facility without the benefit of proper permits. To the best of my knowledge, 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. The idea that a for-profit business, located in our neighborhood, could create a recipe for a mass casualty event cannot be overstated, with climate change exasperating the explosive fire storms we have witnessed in recent weeks. Therefore, this application should not be approved, less the residents be put in grave peril.

Respectfully,



Scott Schiffman

Vice President

Twin Lakes Property Owners Association

PRJ2023-002649



Dennis Tragesser <tragesser@sbcglobal.net>

To: Soyeon Choi



Mon 1/27/2025 10:53 AM

Retention Policy LACOUNTY 5 Year Delete (5 years)

Expires 1/26/2030

 Follow up. Start by Monday, January 27, 2025. Due by Monday, January 27, 2025.

You replied to this message on 1/27/2025 11:00 AM.

CAUTION: External Email. Proceed Responsibly.

Dear Ms Schoi,

I'd like to express my serious concerns about this proposal for a group home at 21746 Mayan Drive in the Twin Lakes community of Chatsworth. Our family has lived in the community for 25 years and we built our modest 2 bedroom home here in 2007. We would have loved to build a larger home but there are Community Standards District guidelines in place, and understandably, restricting how homes are built and used due to the unusual nature of the neighborhood.

Even with the CSD in place, overcrowding and inadequate parking have plagued Twin Lakes for years, endangering lives in times of crisis because emergency vehicles cannot quickly access homes. Our homes are built on very small parcels and our streets are narrow and non-conforming. We have struggled for decades to get a county agency to enforce parking but as you drive through our neighborhood, and I wish you would, you will see dozens of cars and trucks parked in the street, blocking access. It's often very difficult to navigate our streets even in a small compact vehicle.

During the 2008 Sesnon Fire we lost 5 homes in our neighborhood of less than 80 homes. We've also more recently had two homes burn to the ground, one only 500 yards from the proposed site of this group home. The other home could have been saved had the fire trucks been able to gain access. Unfortunately, the streets were blocked so the firemen had to run hoses from a much further distance than should have been necessary. The burned bones of both homes still stand as reminders of the dangers we and our families face living in Twin Lakes. I beg you to go see the remnants of these homes, both located on Mayan Drive. In the interest of time I have attached photos.

The owners of the home in question, and I understand there have been multiple "owners", have violated county codes and community standards for years. They have illegally turned the home into a group home or half-way house numerous times and have been shut down. They added significant square footage to their home without a proper permit because it would have required and updated septic plan to handle the additional sewage. Only after they were reported, they were somehow given a permit for the expansion based on the requirement that they connect to the sewers that were being installed years later. We were all baffled how this happened and of course they have still not connected to the new sewer that was just completed last year.

For some reason, all of the owners of this home over the last 20 years have shown no respect or consideration for the health and safety of others in the community our county regulations. It's a righteous attitude I just can't understand. Others have had this attitude over the years, as our non-conventional neighborhood seems to attract these people, but none have been so egregious and tenacious as the owners of this home.

My wife works in hospice, so we understand the need for group homes, but Twin Lakes is a very cramped little neighborhood, already fighting to keep safe. It's not an appropriate or safe place for a group home. We have already been severely affected by the traffic and parking issues that will surely be exacerbated if this project is approved. We ask you respectfully to please deny the approval.

Dennis Tragesser
Ph (818) 625-7053



