



# Sunland-Tujunga Neighborhood Council

*Certified May 27, 2003*

*P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org*

June 9, 2021

## **DRAFT FOR STNC BOARD APPROVAL**

Attn: Peggy Malone Brown

email: [peggy-malone.brown@lacity.org](mailto:peggy-malone.brown@lacity.org)

Los Angeles City Planning Department

626 Van Nuys Blvd

Van Nuys, CA 91401

Re: 7331 Valmont, Tujunga - APN 2561003011

**CPC-2021-2221-CU-SPP and ENV-2021-2223-CE**

**Support for Project:** 7331 Valmont Tujunga – Valmont Care Center, requesting a Conditional Use permit for a 12-Bed Congregate Living Health Facility in a RD2-1 Zone.

The Sunland-Tujunga Neighborhood Council Land Use Committee met with the applicant Arsen Andreasyan and his representatives Matt Goulet and Nicole Kuklok-Waldman Monday, May 17, 2021. In this meeting, Mr. Andreasyan and his representatives presented a PowerPoint background of the property including present and future plans for their proposed 12-bed Congregative Living Health Facility. In this meeting, Mr. Andreasyan and his representatives made the following statements:

1. Notice of the requested increase in bed count from 6 to 12 beds, and the public meeting with the Land Use Committee, were sent out to residences in a 500-foot radius of subject property.
2. Property currently has six to seven parking spaces on site which meets the City requirement for this type of disable housing facility, so no additional reduction in parking is being requested as originally noted in the application.
3. Residents in this type of facility, due to the nature of their disability, do not drive or have vehicles so no parking is needed for them; however it is anticipate a minimal of infrequent visitors.
4. The owners, one of whom is a Registered Nurse (RN), purchased said property in 2014, and in 2020 started operating it as 6-bed Congregate Living Facility.
5. With the CU for a 12 bed facility they will employ three full time staff per shift: two Licensed Vocational Nurses (LVN), and one Certified Nurse Assistant (CAN). There are three shifts per day
6. The nursing staff, 2 LVN and 1 CAN in 3 shifts, will conduct all regular maintenance of the facility in addition to their nursing functions;
7. The property is a 10 bedroom home and although they are requesting a 12-Bed CU they will only utilize 10 beds; eight private 1-bed per rooms and two shared 2 beds per room.

Based upon these statements and commitments to the Sunland-Tujunga Neighborhood Council (STNC) Land Use Committee (LUC), the STNC General Board, at its June 9, 2021 meeting, voted to submit this support letter with the count of: \_\_\_\_\_Yea \_\_\_\_\_No \_\_\_\_\_Abstained



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Thank you for the opportunity to submit these comments. Please let us know of any future hearings or updates on this proposal. If you have any questions, please contact us by email at [secretary@stnc.org](mailto:secretary@stnc.org) or by phone at 818-951-7411.

Sincerely,

Lydia Grant  
President  
Sunland-Tujunga Neighborhood Council

cc: Councilmember Monica Rodríguez, CD7 [councilmember.rodriguez@lacity.org](mailto:councilmember.rodriguez@lacity.org),  
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