



**NORTH HILLS WEST NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee Meeting Minutes**

Thursday, February 3, 2022

DRAFT Minutes [to be replaced by “Approved _[Month]_ _[date]_, 201_[year]_”]

In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this duly noticed meeting was held entirely online and telephonically.

NHWNC (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motion(s) (included as stated at the Meeting, or, if not stated, as written on the Agenda); quotes (words that have quotation marks (“ ”) at the beginning and ending of a word or words); and Agenda wording copied into the Minutes.

1. Welcome, Roll Call and announcement of Quorum and Voting Eligibility (Ethics, Funding and Code of Conduct).

Chair Pat Crone called the Meeting to order at 7:03 p.m. Five of the six Committee Members were present: Bonnie Cockerell, Jim Cockerell, Pat Crone (Chair), Debra Francisco and Anita Goldbaum (Co-Chair). Angel Collins was absent. The Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) was four, so the Committee could take such votes. Quorum was announced. Stakeholder Dave Brown confirmed that all Committee Members’ trainings were compliant and they were eligible to vote. To apply to join the Committee, email Secretary@nhwnc.net. Also attended: at least nine Stakeholders and guests.

2. Discussion and possible Motion to approve previous Meeting Minutes.

MOTION (by Ms. Goldbaum, seconded by Ms. Francisco): The North Hills West Neighborhood Council approves the Minutes of its December 2021 Meeting.

MOTION PASSED unanimously by a roll call vote of the five eligible voters present with all five in favor (“Yes” or “Aye”) (Bonnie Cockerell, Jim Cockerell, Crone, Francisco and Goldbaum); zero opposed; zero abstained.

3. General Public Comments

Ms. Goldbaum noted that this area is now in new U.S. Congressional District 32, no longer 29, due to reapportionment. After May 7th, candidates for the new Congressional Seat will be known.

4. Public Agency Speakers and Announcements

There were no comments at this time.

- 5. Discussion and Possible Action:** Rob Mikitarian and other representatives for a congregate housing project at 16243 W. Chase Street, North Hills will appear to provide a project overview and respond to questions from the PLUM Committee and general public.

Consultants Matthew Goulet and Nicole Kuklok-Waldman presented. The Owner is Rob Mikitarian; his son Greg is a Registered Nurse and the Compliance Officer. Mr. Goulet said this Congregate Living Health Facility (CLHF) project, known as “Hayven Home,” would be within the State’s definition of being residential in appearance while providing 24-hour “compassionate inpatient care . . . for people who are catastrophically and severely disabled.” The 7,000 square-foot, 13-room facility can have six beds “by right”; they are asking for the maximum 25 beds through a Conditional Use Permit (CUP) request; they are not requesting a variance or a zone change. If only six beds are allowed, staffing would be three in the daytime and two at night; if 25 beds, five daytime and three nighttime. He said the City requires six onsite parking spots for a 25-bed configuration and that State law requires a minimum 1,000-foot distance from a similar facility. Staff parking would be “behind the front yard.” The facility would receive food deliveries every day or every other day and have a backup propane generator onsite. Laundry would be done onsite in the garage, which has a provision to charge two electric vehicles. Mr. Mikitarian said “90% of our patients are bed-bound”; when they need to be moved, “they’re taken out of the back door.” The facility design, including parking, was made “with the Fire Department.” He said their 25-bed request is due to community need and requests from area hospitals. He reminded that some Committee Members toured the facility; others also are welcomed to tour.

City, County, State and Federal agencies have jurisdiction over CLHFs. The CUP request likely would be heard in late spring or summer by the Zoning Dept. and the City Planning Commission. A CLHF is considered both a business and a residence. If they just sell the empty building or property, the site still would be zoned as single-family. They also have a facility at 16052 Chase St., Valley Grace Home. Mr. Mikitarian paid \$3,700,000 in May 2020 for the 16052 Chase St. property and \$935,000 on October 15, 2020 for the 16243 Chase St. property.

Ms. Francisco was concerned that 25 beds would make the facility like a “mini-hospital” and that the planned staffing level would be too low. NHWNC President Carol Hart was concerned about the facility’s impact on the already difficult area parking situation and that only one bathroom is planned. Ms. Kuklok-Waldman said their emergency plan includes enough storage space for emergency food in case of non-deliveries. The Mikitarians noted that 70-75% of their patients are fed through gastric tubes; liquids are hung next to their beds. Rob Mikitarian indicated that he and Greg are available “24-7” at their cell phones. Ms. Kuklok-Waldman said she did “a full mailing” to neighbors within and beyond 500 feet from the facility. The Mikitarians indicated that they want to participate in the NHWNC. Ms. Kuklok-Waldman said that “concerns can be crafted into agreed conditions.” She agreed to

send copies of draft conditions responses, and of the letter she sent to neighbors, to the Committee. She encouraged Ms. Crone to send a list of concerns to her so that they can be addressed with the City. Ms. Goldbaum wanted the NHWNC to not vote on the project until sometime after the City has sent notices to surrounding neighbors. No Motion was made or vote taken.

6. Committee Member Comments

Members reported on upcoming events.

7. Requests For Future Agenda Items

There were no requests at this time.

8. Upcoming Events

There were no requests at this time.

9. Motion to Adjourn

The Meeting **ADJOURNED** at 8:33 p.m.

The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda. Minutes written by DL, possibly edited by NHWNC. The NHWNC Minutes page is <https://www.nhwnc.net/committees/planning-land-use-management>.