

January 7, 2008

PLUM Committee  
c/o City Clerk  
City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

**RE: Case Number APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP**

**Applicant: FWCA, Granada Village, LLC, Regency Centers**  
**Location: 17901-18145 Chatsworth St. and 10725-10835 Zelzah Ave.**

Dear PLUM Committee Members,

I enthusiastically support the addition of the Kohl's store in Granada Hills. As a resident of Granada Hills for over 45 years I have observed the numerous changes to the area and believe I have an understanding of what would significantly improve the region. The shopping center in question is extremely outdated and run down. It is particularly an eye sore since the super market closed. The addition of Kohl's and the remodeling of the entire center would create an inviting shopping complex that based on the architect's plans should certainly make Granada Hills' residents proud.

Based on my visits to other Kohl's locations (Simi Valley & Woodland Hills), Kohl's is a very clean mid range, approachable store which is perfect for the residents of Granada Hills. In addition, Kohl's has extensive programs committed to giving back to the community it serves.

This area is in urgent need of an establishment of Kohl's caliber and I am pleased that Kohl's believes that Granada Hills is a worthy location for such an investment.

Sincerely,

Irwin Spolter  
16744 Blackhawk Street  
Granada Hills, CA 91344  
(818) 363-2251

Plum Committee  
c/o City Clerk  
City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

Date: 1/7/2008

**Re: Case Number APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP**  
**Applicant: FWCA, Granada Village, LLC Regency Centers**  
**Location: 17901-18145 Chatsworth St. and 10725-10835 Zelzah Ave.**

Dear PLUM Committee Members,

I have been a resident of GH for over 25 years. I am very supportive of the remodeling/renovation of the Granada Village Shopping Center, to include Kohls Department Store.

This shopping center, with its five vacant locations, in my opinion, is in dire need of a serious renovation. I welcome the, Regency Centers' initiated; new facades, landscaping to include 162 trees, decorative arches, Spanish tiles and Spanish Colonial focal points. The inclusion of Kohls provides a convenient and efficient alternative to traveling to/shopping at Porter Ranch, or the Northridge Shopping Center. GH has discount departments stores (Ross, TJ MAXX, Target and Steinmart). Kohls is a middle class, family oriented, department store; Granada Hills is a middle class community. This is a good fit.

Wouldn't an anchor store such as Kohls and an aesthetically pleasing update of the shopping center itself, entice those capable of leasing the five vacant locations; one of which has been vacant in excess of two years? It is my expectation this renovated Shopping Center will additionally facilitate, over time, a similar renovation of the four blocks East of Chatsworth St. and Zelzah Ave., on Chatsworth St., wherein many small businesses are located. There are sixteen vacancies in this four block area. Thus, a total of 21 vacant properties, in an area less than a mile. We do not need the problems associated therewith.

An anchor store such as Kohls, together with an updated/attractive shopping center may well attract the interest of additional/replacement businesses within the subject shopping center, as well as in the adjoining Main Street (Chatsworth St.) type business area.

The shopping center across the street from the subject shopping center has recently painted/attractive facades and an increase in the number of trees in this shopping center's parking areas. The renovations Regency Centers contemplates will effectively bring both of these shopping centers together.

Having another major corporation, Kohls, at the Granada Hills table, provides GH with opportunities. Kohls will have the same economic stake in the future of Granada Hills and its adjoining communities, as does Regency Centers/Rite Aid/Washington Mutual/SteinMart/Target/etc.

Other benefits I envision are; the creation of new jobs, an increase in business for those establishments in and around the shopping center, and an increase in GH residential property values.

Pete Biagiotti  
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**Shannon Hoppes - Case # APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP: Granada Village /Khols**

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**From:** "Diane Feay" <dfeay@ix.netcom.com>  
**To:** <Shannon.hoppes@lacity.org>  
**Date:** 1/7/2008 11:31 AM  
**Subject:** Case # APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP: Granada Village /Khols  
**CC:** <info@granadavillageshoppingcenter.com>

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Dear Plum Committee Members,

I have lived in Granada Hills for 47 years and I strongly support the proposed Kohl's store project and the remodeled Granada Village Shopping Center on the corner of Chatsworth Street and Zelzah Ave.

This project will revitalize this deteriorating shopping center and bring the right type of economic growth to my city with little or no negative impact on surrounding businesses and traffic patterns. It provides our community a nice store to shop without the need to go to the "mall" which seems to be the main source of shopping these days thus increasing competition for the mall to maintain it's standards. The elderly (of which is a big part of our population) prefer to shop at easy access places, which this will be, simply because it is parking close. It provides good competition and will not impede on other near by clothing stores. In fact it may cause an increase in their shopper traffic. Also, many years ago Granada Hills had a JC Pennys store, similar to this project, which has been missed by many long time residents. Its high time we bring shopping back to our neighborhood (it's a green thing to do!)

I am looking forward to a nice, quality, easy access store brought back to our community and modernize this prime shopping location. It's "green" and it's right!

Sincerely,  
Diane Feay  
17212 Westbury Drive  
Granada Hills, CA 91344  
(818) 363-4101



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**Shannon Hoppes - Kohls Store in Granada Hills CA**

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**From:** "Beverly Rothman" <Beverly@plazatravel.com>  
**To:** <shannon.hoppes@lacity.org>  
**Date:** 1/7/2008 4:29 PM  
**Subject:** Kohls Store in Granada Hills CA  
**CC:** <info@granadavillageshoppingcenter.com>

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Dear Plum Committee,

I have been a resident of Granada Hills for the last 41 years, and am very happy to have a new Kohl's store in my area, I think it would be great to give the area a new store, I don't see any reason to keep an empty store in the shopping center, I think the Kohl's people will make the shopping center look nicer than it does now. Thank you very much.

Beverly Rothman  
Travel Agent  
CST# 1014684-40  
17130 Goya St.  
Granada Hills, CA 91344  
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16530 Ventura Blvd. Ste.106  
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## Shannon Hoppes - Letter in Support of Kohl's at Granada Village Shopping Center

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**From:** <[danlvaughn@aol.com](mailto:danlvaughn@aol.com)>  
**To:** <[shannon.hoppes@lacity.org](mailto:shannon.hoppes@lacity.org)>  
**Date:** 1/7/2008 9:28 PM  
**Subject:** Letter in Support of Kohl's at Granada Village Shopping Center  
**CC:** <[info@granadavillageshoppingcenter.com](mailto:info@granadavillageshoppingcenter.com)>

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January 6, 2008

PLUM Committee  
c/o City Clerk  
200 North Spring Street, Room 395  
Los Angeles, CA 90012  
(213) 978-1073

**Re: Case Number APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP**  
**Applicant: FWCA, Granada Village, LLC, Regency Centers**  
**Location: 17901-18145 Chatsworth St. and 10725-10835 Zelzah Ave.**

Dear PLUM Committee Members,

As a 17-year resident of Granada Hills, I would like to see our neighborhood preserved. The addition of Kohl's to the Granada Village Shopping Center would help accomplish this and provide a clean, bright and well-deserved upgrade to our area. The new Kohl's would echo the architecture that already exists across the street and focus on a distinctive and appealing style to our town.

The establishment of a clean and attractive center to Granada Hills may inspire the eventual upgrade of the current and much worn looking mish-mash-color-clash "strip mall" facade of the shops on Chatsworth east of Zelzah. I would love to see these small businesses prosper by the addition of Kohl's acting as a magnet for new shoppers to come here.

A fresh face to our town would demonstrate we are proud enough of our neighborhood to maintain its appeal. I have invested myself in Granada Hills and am proud and grateful that Kohl's is willing to invest in it as well.

Daniel G. Vaughn  
16744 Blackhawk Street  
Granada Hills, CA  
(818) 363-2465

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