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2021 NOV 22 AM 8: 27 November 21, 2021

Mayor and Council Members,

CITY CLERK

My name is Robert "Bob" Ladd, and because I am housing-insecure, my mailing address is P.O. Box 40224, Pasadena, CA, 91114. The Altadena homeowner where I am currently staying has asked that I not say the residence address publicly.

I ask that you uphold the decision reached by the Board of Zoning Appeals on Zoning Administrator's determination no. 55, regarding the property located at 1450 North Fair Oaks Avenue in Pasadena, Golden Cross Health Care. My primary reason is I believe that if the same people operate the nursing home there, then the same thing that happened in May and June of 2020 will happen again. I realize this is independent of the assertion that the petitioner's non-conforming use has lapsed, but I ask you to hear me out.

The petitioner may say they are not the same people, but I ask them to prove it. Through the use of licensed legal corporations (LLCs), the legal system has nearly perfected the ability to obscure a client's identity to the extent that almost no one can confidently say with whom they are dealing. One way for the petitioner to prove they are not the same entity is to show LA County Assessor's record that the property has changed hands, and show the fees and taxes paid on that transaction. If they present a different LLC name, then it is insufficient proof: As explained in Pasadena City Council Agenda Item #20, Attachment I, (page 30 of 84 pages in the PDF).

Attachment I, the LA County Inspector General's Second Interim Report on Improving Oversight & Accountability within Skilled Nursing Facilities, dated February, 2021, explains: LLCs can disguise operations in many ways, in a section entitled *Complex Ownership Structures*.

Tracking responsibility through the land's owner seems the only way to hold Golden Cross Health Care responsible. As stated in the above-referenced attachment, there may be an LLC for each of the following:

- Property/plant ownership.
- Property/plant management.
- Vendors, such as maintenance services, food services, laundry services or janitorial services.
- Nurses' registry ownership.

These individual LLCs could conceivably all be under the control of one entity. But we would not necessarily know that. Furthermore, each LLC could be controlled by yet another LLC and so forth, in several layers; each controlling the other.

I had hoped to put my terrible experiences with Golden Cross Health Care behind me. But their efforts to reopen call on me to make a statement. When I

investigated legal action in 2020, their attorneys told mine that they would declare bankruptcy. They also said that when new "owners" took over, in the form of the US Navy, the insurers ceased coverage. Those two pieces of information made a lawsuit unattractive to my attorneys.

According to Attachment I (on page 10 of 84 pages), the US Navy was on site from May 8th to 11th. My spouse was transported from Golden Cross Health Care to Huntington Memorial Hospital on the morning of May 8th, 2020, and pronounced dead at 7:40 a.m. I will assume my spouse's death prompted the Navy's arrival. Now I question whether there was truly no insurance in effect at the time, since the Navy probably arrived *after* my spouse's time of death. If so, insurance coverage would have been in effect.

Add to Golden Cross Health Care's counsel telling mine there was no insurance in effect at the time of my spouse's death; there was a patient admitted on May 23rd, 2020, approximately two weeks *after* they claimed insurance had lapsed. California Dept. of Health & Human Services, in Attachment H, says (on page 52 of 209 pages), that a "Resident 1" was initially admitted 5/23/2012, and *readmitted* on 5/23/2020.

Lack of transparency allows many failings to continue. Now Golden Cross Health Care is back. But they will probably say it is different now. As I said at the outset, I believe that if the same people operate the nursing home, then the same thing that happened in May and June of 2020 will happen again. Please do not allow their lapsed zoning variance to be renewed.

Sincerely,
Robert "Bob" Ladd

Jomsky, Mark

From: Jeffrey Harlan >
Sent: Friday, November 19, 2021 3:40 PM
To: Jomsky, Mark
Subject: Request for Continuance (Item 20 - Appeal of BZA Determination, 1450 N. Fair Oaks Avenue)

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Hello Mr. Jomsky,

On behalf of my client, Sadvipra LLC (appellant), we respectfully request a continuance of the above mentioned item. The appellant is collecting more information that would be relevant to the Council's consideration, and it may not be available by Monday. We appreciate staff's work and cooperation to date, and believe it is in all parties' interests to allow a little more time to present all the relevant information to the City.

Regards,
Jeff Harlan

Sent from my iPhone

11/22/2021
Item 20