

## STAFF ANALYSIS

PROJECT NUMBER R2005-03443-(5)

ZONE CHANGE NUMBER 200500019-(5)

CONDITIONAL USE PERMIT NUMBER 200500221-(5)

HOUSING PERMIT NUMBER 200800002-(5)

## FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: November 24, 2008

### SYNOPSIS:

The applicant, Mayflower Gardens Health Foundation proposes to construct a 75 unit, three story senior apartment complex on a 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres. The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community.

### PROCEEDINGS BEFORE THE COMMISSION:

#### Findings

1. The applicant is requesting the following: **Zone Change:** To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program); a **Conditional Use Permit:** To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone; and a **Housing Permit:** To allow for a 50% density bonus.
2. The subject property is located at 6709 Avenue M, Quartz Hill (APN 3204016066) Located in the A-1-5 (Light Agriculture - 5 acre minimum lot size) zone within the Quartz Hill Zoned District, 6709 Avenue M, Quartz Hill
3. The subject property is 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres.
4. The subject property is currently zoned A-1-5 (Light Agriculture - 5 acre minimum lot size), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.

5. The surrounding properties are zoned as follows:
  - North: RPD-10000-13U (Residential planned development)
  - South: City of Palmdale
  - East: R-3 (Limited multiple residence)
  - West: RPD-10000-13U (Residential planned development)
  
6. Surrounding land uses within 500' include:
  - North: vacant
  - South: Single-Family homes
  - East: Retirement community/Convalescent Hospital
  - West: Single-Family homes
  
7. The subject property is located within the boundaries of the Antelope Valley Area-wide General Plan and is designated as U3D (Urban 3 - 6.7 to 15.0 du/ac)
  
8. According to the Antelope Valley Area-wide General Plan, the Urban 3D designation allows for a maximum density of 15 dwelling units per acre. Based on the adjusted acreage (3.34 ac) after the proposed lot line adjustment, the proposed project would have a density of 22.4 du/ac. The applicant has requested a density bonus to allow for a 50 percent increase in the allowable density. With approval of the housing permit, the project meets all criteria to allow exceeding the density depicted in the Antelope Valley Area-wide General Plan land use policy map.
  
9. Land use policies of the Antelope Valley Area-wide General Plan state *“provide for, and encourage the use of incentives including “fast tracking” (priority processing) and density bonuses, among others, for projects which include low/moderate income housing.”* Also to *“continue to seek available federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation”* and to *“promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate income persons and minority group members to occupy suitable housing.* The proposed project would provide housing for senior with very low income and is a HUD 202 elderly housing grant development and is supported by the Los Angeles County Community Development Commission and therefore is consistent with the policies of the Antelope Valley Area-wide General Plan in that it is an intergovernmental and interagency project that would provide housing options for very low income seniors.
  
10. The Regional Planning Commission finds that the project and the proposed density is compatible and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses,

neighborhoods, nor adversely impact the existing character and density of Quartz Hill Community.

The site plan, labeled Exhibit "A", depicts the residential use on the subject property. The project consists of a 75 unit, three story senior apartment complex on a The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community. As modified by this permit, the proposed use complies with applicable development standards as provided in Section 22.20.300 of the Los Angeles County Code.

11. Pursuant to Section 22.20.300 of the Los Angeles County Code, the height requirement for the R-3 (Limited Multiple Residence) zone is as follows:
  - a. No building or structure in Zone R-3 shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.

The maximum height for the proposed project is 35 feet and therefore complies with the zoning development standard, however there is a two story height limit in the U3D land use designation and the proposed project is three stories in height. The applicant has requested a modification of this requirement as an on-menu incentive under the Housing Permit.

12. Pursuant to Section 22.20.300, development within the R-3 zone shall be subject to the following standards:
  - a. Height - No building or structure in Zone R-3-( )U shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.
  - b. Density - Property in Zone R-3-( )U, developed for any residential use, shall not exceed the number preceding the letter "U" specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.
  - c. Yard requirements - Premises in Zone R-3-( )U shall be subject to the yard requirements provided herein:
    1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.
    2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

3. Seven and one-half feet on a reversed corner lot; or  
b. Five feet on other corner lots.
4. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
5. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
6. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 217, 1927.)

The project complies with these requirements

13. Part 10 of Chapter 22.52 outlines specific requirements for signage in the R-3 zone. Wall signage has been proposed for the main entrance of the facility. Any proposed signage shall be in accordance with Part 10 of Chapter 22.52.
14. The proposed project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. § 3601, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. §3607 and the regulations promulgated thereunder.
15. The proposed project will also comply with all California fair housing statutes and regulations regarding senior citizen housing (Cal. Gov. Code § 12955, et seq.; Cal. Civ. Code § 51, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in Cal. Gov. Code § 12955.9 and the regulations promulgated thereunder.
16. An Initial Study and Negative Declaration were prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles.
17. A total of 232 public hearing notices were mailed out to property owners within 500 feet of the subject property on October 20, 2008 regarding the subject request. Case-related material, including the hearing notice, factual and burden of proof were sent on October 22, 2008 to the Quartz Hill Library County Library at 42018 N. 50th St. West, Quartz Hill CA 93536. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
18. No correspondence was received regarding the project.

19. The Regional Planning Commission finds that the proposed use is consistent with the County wide General Plan and the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.
20. The Regional Planning Commission finds that the proposed project will not disrupt or adversely impact local traffic conditions and the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
21. The Regional Planning Commission finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
22. As conditioned, the Regional Planning Commission finds that the proposed project, consisting of one three story building for senior housing, will be compatible with the surrounding area and will not pose adverse impacts, nor overburden existing public services and facilities.
23. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the  
  
Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**IN REFERENCE TO CONDITIONAL USE PERMIT NUMBER 200500221-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the

vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and The development has provided adequate vehicular access, parking and loading so as to prevent undue traffic congestion;
- F. The proposed use complies with all state and federal housing laws regarding senior citizen and developmentally disabled housing;

ADDITIONALLY, IN REFERENCE TO ZONE CHANGE PERMIT NUMBER 200500019-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district: and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit and a zone change as set forth in Section 22.56.090 and 22.16.110 of the Los Angeles County Code (Zoning Ordinance).

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**FINDINGS**

**REGIONAL PLANNING COMMISSION ACTION:**

In view of the findings of fact presented above, the public hearing is closed and that the Regional Planning Commission adopts the Negative Declaration associated with Project Number R2005-03443 with the recommend conditions and recommend to the Board of Supervisors that Project Number R2005-03443 with associated Conditional Use Permit Number 200500221, Zone Change Number 200500019 and Housing Permit Number 200800002 with findings & conditions be approved.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:AG  
11/13/08