

STAFF ANALYSIS
PROJECT NUMBER R2005-03443-(5)
ZONE CHANGE NUMBER 200500019-(5)
CONDITIONAL USE PERMIT NUMBER 200500221-(5)
HOUSING PERMIT NUMBER 200800002-(5)

ENTITLEMENT REQUEST

The applicant is requesting the following entitlements:

- 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);
- 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;
- Housing Permit: To allow for a 50% density bonus.

PROJECT DESCRIPTION

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.

LOCATION

6709 Avenue M, Quartz Hill

SITE PLAN DESCRIPTION

The site plan depicts a 75-unit, three story structure with a maximum height of 35 feet with two elevators and a turnaround drop off and pick-up area.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

CUP 00-176 A Conditional Use Permit to authorize the construction, operation and maintenance of an adult residential facility as an extension of the existing convalescent hospital and senior citizen retirement community with less than required parking. Grant was approved 02/07/2001 and expired 02/07/2003 due to the use not being established.

STAFF EVALUATION

Community Plan Consistency

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)

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.

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.

Additionally, the surrounding zoning supports residential development. Surrounding zoning includes RPD-10000-13U (Residential planned development) to the North, single-family homes to the South in City of Palmdale jurisdiction, R-3 (Limited multiple

residence) to the east and RPD-10000-13U (Residential planned development) to the west. The proposed zone change to R-3-DP would be consistent with the surrounding uses

Zoning Ordinance and Development Standards Compliance

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) with Development Program 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 primarily 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.

Using R-3 standard the following development standards apply:

- **Height limits** - *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.

- **Density** - *Shall not exceed 30 units per acre in an R-3 zone*

The proposed project would have a density of 22.4du/ac which includes the proposed units allowed under the density bonus.

- **Yard requirements** - Premises in Zone R-3 shall be subject to the following yard requirements: Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than: Seven and one-half feet on a reversed corner lot; or Five feet on other corner lots. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

The project complies with all required yard setbacks.

- **Parking for Senior citizen and handicapped persons housing developments** - *Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space*

for each dwelling unit, subject to the following restrictions: The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.

The project proposes a total of 48 parking spaces, 48 are required at a parking ratio of one-half parking spaces for each dwelling unit and guest parking requires one parking space for each 8 units. The parking requirement has been met. Parking will be gated, with remote access for residents. Parking would be located in the rear of the property, not visible from the street

DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES

Through an Administrative Housing Permit, the applicant has requested a 50% density bonus for the Villas on Crawford. The zoning code allows for a density bonus on projects providing affordable or senior housing in an effort *“to increase the production of affordable housing and senior citizen housing that is intended to compliment the communities in which they are located.”*

- **Density bonus** - Qualified projects that meet the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts designated by the zoning code. Requirements for Senior citizen housing set-asides are as follows: *The qualified project shall meet the requirements described in section 51.3 of the California Civil Code. Duration of age-restriction. The owner of a qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age restrictions of the housing set-asides for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code*

The proposed project would provide a 100% set aside for very low income senior citizens and would consist of 3.34 acres after the lot line adjustment. The maximum allowable number of units with the U3D (Urban 3 - 6.7 to 15.0 du/ac) designation is 50 units, with the 50% density bonus 25 additional units would be allowed, providing for a total of 75 units overall.

- **Density Bonus Incentives.** - A qualified project that provides an affordable housing set-aside shall be granted incentives in the amounts “on-menu” incentive of the zoning code.

The project is eligible for 3 incentives and the applicant is requesting two “on-menu” incentives 1) to allow for increased density of 50% and 2) to allow for an additional story on the building.

Neighborhood Impact/Land Use Compatibility

The project site is surrounded primarily by residential uses with vacant land to the north. There is an existing 48 bed convalescent hospital and 570 unit Retirement Community (Mayflower Gardens and Mayflower Gardens II) immediately adjacent to the east. It is proposed that the convalescent hospital and retirement community use 1.28 acres of land from the subject property for parking for those facilities. Combining of lots is encouraged in the Antelope Valley Areawide General Plan.

The applicant’s proposal would be compatible with the surrounding uses and is lower intensity use than the previously approved 90 bed assisted living complex.

Additionally, because the project is to be for senior’s it is reasonable to believe that this project would continue to generate lower traffic volumes and lower noise levels and thus have less of an impact than a traditional apartment complex of the same size, making this project compatible with the surrounding community and land use designations.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 and 22.16.110 of the Los Angeles County Code. The Burden of Proof with applicant’s responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works – The Department worked with the applicant to fully analyze sewer, water and drainage issues prior to hearing. Subsequently, a sewer area study was submitted on reviewed an approved by DPW on March 13, 2007 and a drainage concept/hydrology study/Standard Urban Stormwater Mitigation Plan was conceptually approved on June 30, 2008. Additionally, right of way improvement and street lighting conditions were added. These Conditions are attached.

Fire Department - had general comments regarding fire flow testing and hydrants. Conditions attached.

PUBLIC COMMENTS

No comments have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

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STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends of project number R2005-03443 zone change 200500019 conditional use permit 200500221 housing permit 200800002 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Project Number R2005-03443 with the recommend conditions.

I move that the Regional Planning Commission close the public hearing 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.

Prepared by Anita Gutierrez
Reviewed by Child, Mark, Supervising Regional Planner, Zoning Permits Section I

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map