

Hearing Officer Transmittal Checklist

Hearing Date 6/7/2011
Agenda Item No. 6

Project Number: R2010-01630-(5)
Case(s): Conditional Use Permit No. 2010 00151
Planner: Phillip Estes, AICP 

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Previous Entitlement (CUP No. 84-159 Approval Letter)
- Correspondence
- Photographs
- GIS-Net Map
- Aerial Image(s)
- Tentative Tract / Parcel Map
- Site Plan, Floor Plan, Elevation Plan
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NO. R2010-01630-(5)
CONDITIONAL USE PERMIT 2010 00151

PUBLIC HEARING DATE
6/7/11

AGENDA ITEM
6

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Glenda L. Turner

OWNER

Glenda L. Turner

REPRESENTATIVE

Richard Thomas

PROJECT DESCRIPTION

To continue the operation of an adult residential care facility ("Sunflower Homes Inc.") located in the A-1-7,500 zone, Charter Oaks Zoned District.

REQUIRED ENTITLEMENTS

A conditional use permit to authorize an adult residential facility, having seven or more persons, located in the A-1-7,500 (Light Agricultural – 7,500 Square Feet Parcels) zone, pursuant to Sec. 22.24.100.

LOCATION/ADDRESS

21018 E. Cienega Ave., Covina, CA 91724.

SITE DESCRIPTION

The site plan shows three existing one-story buildings. Building A is 3,606 square feet Building B is 705 square feet Building C is 2,888 square feet There are three 100-square feet storage sheds, 14 parking spaces, and landscaping. The applicant indicates the facility will serve 30 clients.

ACCESS

E. Cienega Ave. and Sunflower Ave.

ZONED DISTRICT

Charter Oaks Zoned District

ASSESSORS PARCEL NUMBERS

8401-022-060, 8401-022-061

COMMUNITY

Covina / Charter Oak

SIZE

0.68 acres

COMMUNITY STANDARDS DISTRICT

None

	EXISTING LAND USE	EXISTING ZONING
Project Site	Residential care facility	A-1-7,500
North	Church, single- and multi-family	A-1-7,500
East	Single- and multi-family	A-1-7,500
South	Single- and multi-family	A-1-7,500
West	Single- and multi-family	A-1-7,500

GENERAL PLAN/COMMUNITY PLAN

General Plan

LAND USE DESIGNATION

1 – Low Density Residential

MAXIMUM DENSITY

6 du/acre

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption – Existing Structures

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

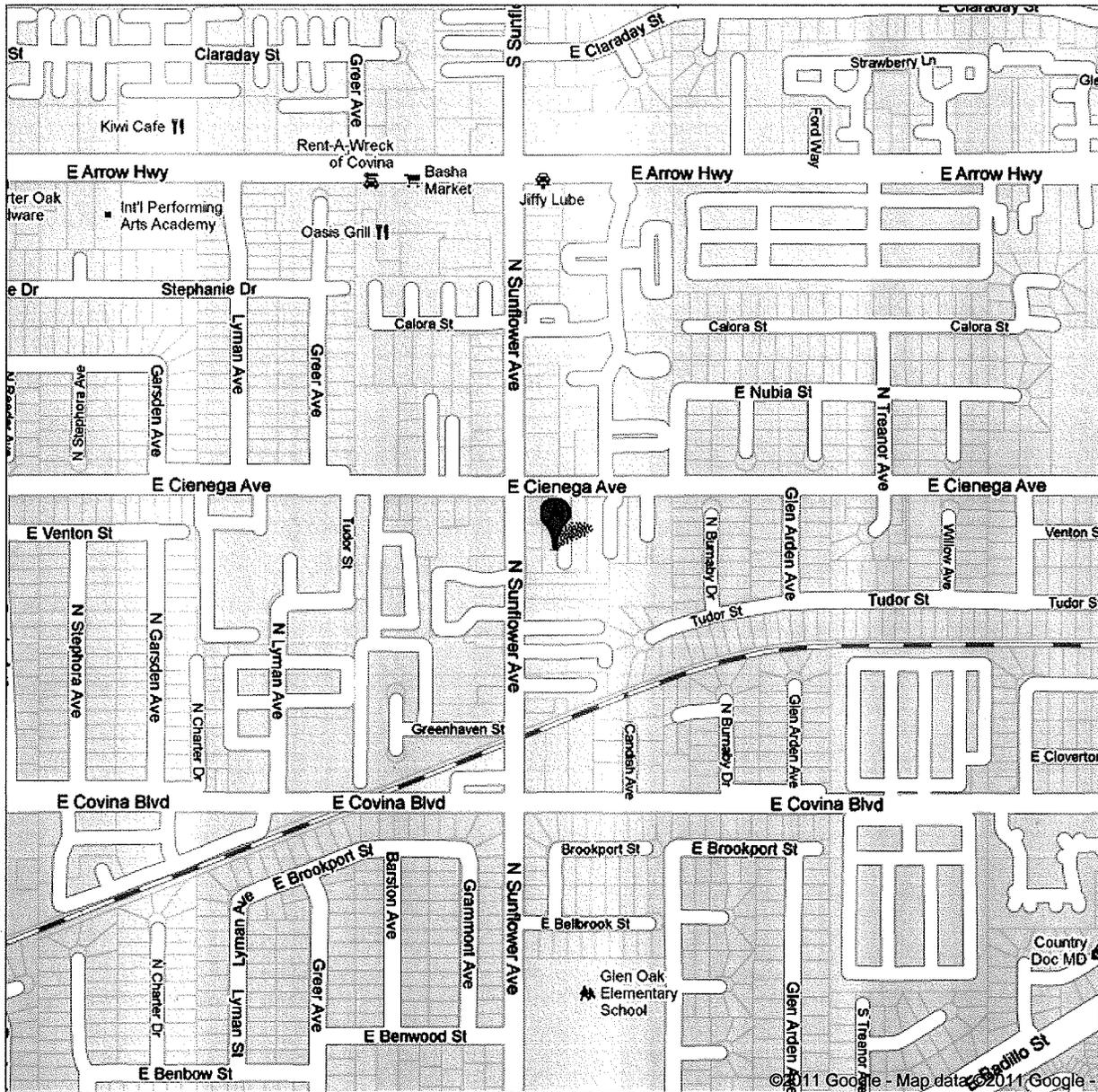
STAFF CONTACT PERSON: Phillip Estes (pestes@planning.lacounty.gov)		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



Address 21018 E Cienega Ave
Covina, CA 91724

Notes R2010-01630
CUP 2010 00151



STAFF ANALYSIS
PROJECT NO. R2010-01630-(5)
CONDITIONAL USE PERMIT NO. 2010 00151

PROJECT DESCRIPTION

To continue the operation and maintenance of an adult residential care facility for 30 clients ("Project").

REQUIRED ENTITLEMENT

An authorized conditional use permit (CUP) for the continued operation and maintenance of an adult residential care facility, located in the A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum) zone, pursuant to Section 22.24.100 of the Los Angeles County Code ("Zoning Ordinance").

LOCATION

21014 to 21018 E. Cienega Avenue, Charter Oaks Zoned District, Covina, CA. The property is identified by Assessor's Parcel Nos. 8401-022-060 and 8401-022-061.

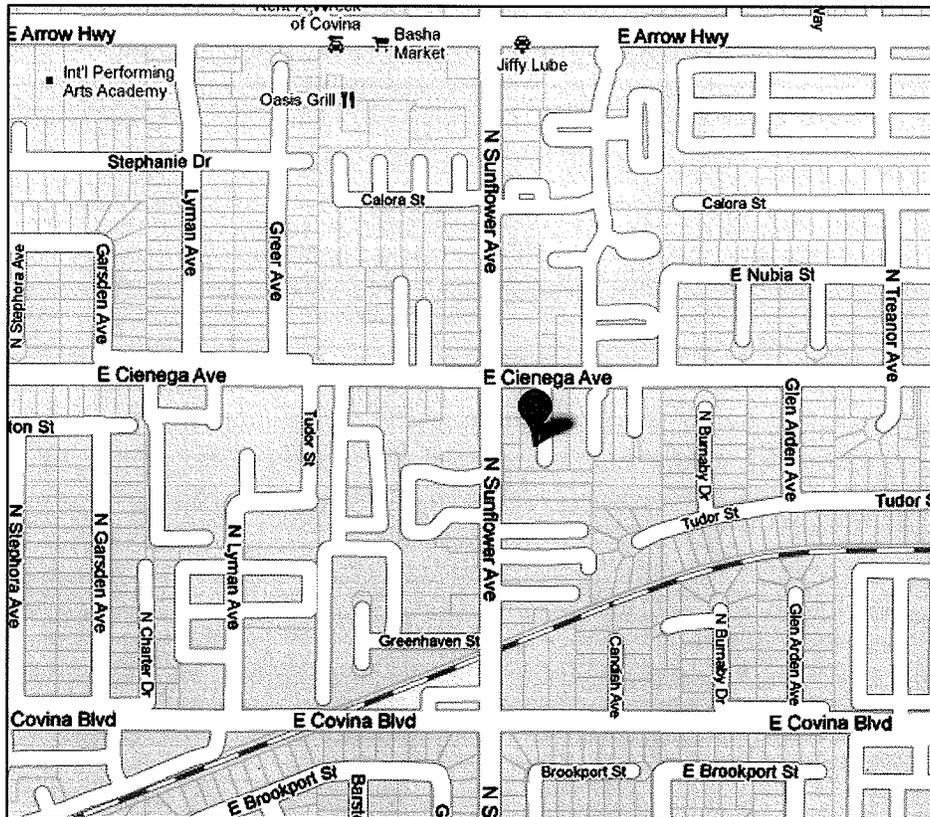


Figure 1 - Vicinity Map

SITE PLAN DESCRIPTION

The site plan shows three existing one-story buildings. Building A is 3,606 square feet Building B is 705 square feet Building C is 2,888 square feet There are three 100 square feet storage sheds, 14 parking spaces, and landscaping. The applicant indicates the facility will serve 30 clients. Access is from East Cienega Avenue.

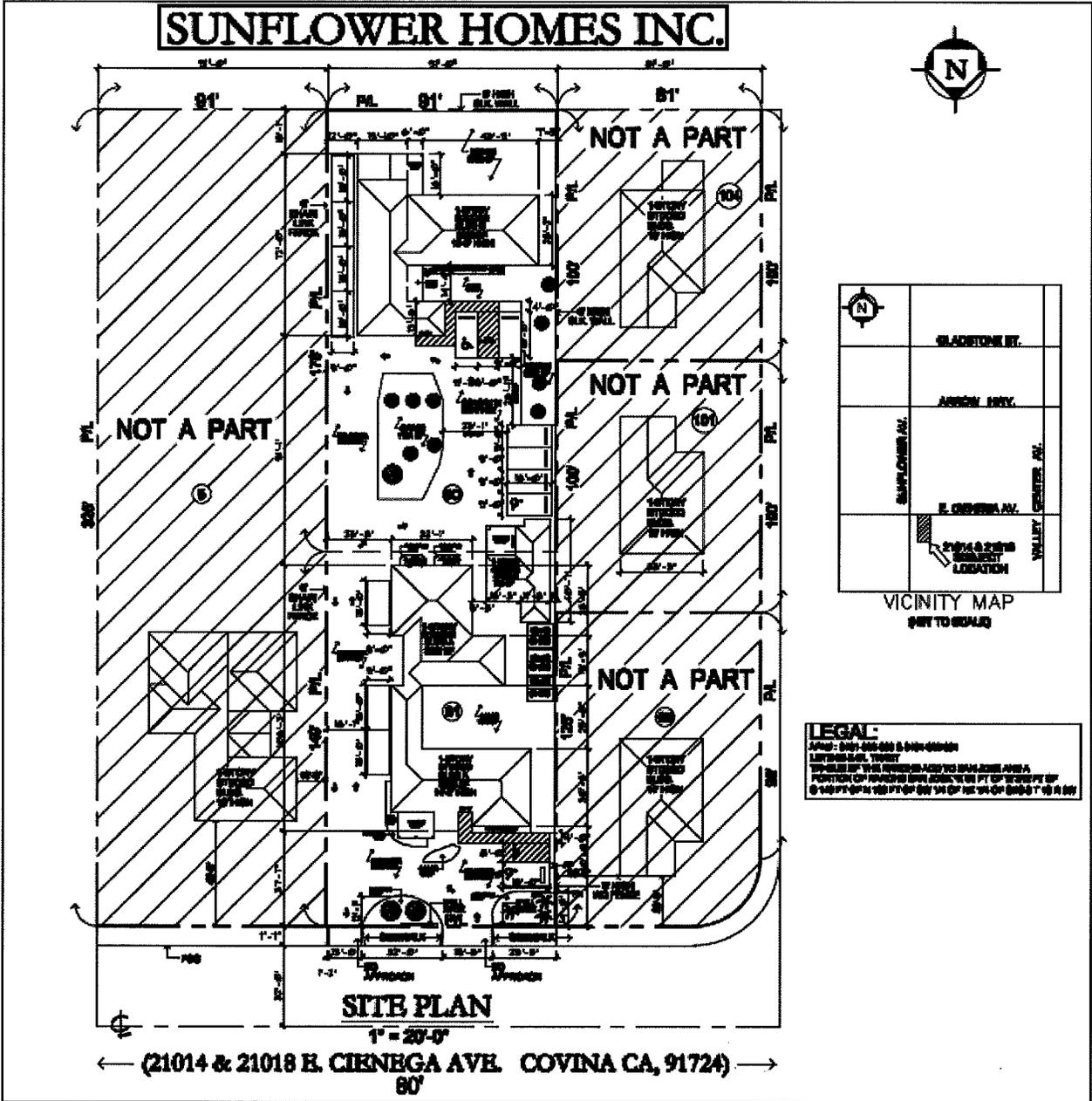


Figure 2 Site Plan

LAND USE

The subject property is currently an adult residential care facility for 33 clients.

The following indicates the existing land uses within 500 feet of the subject property, as indicated on the applicant's land use map:

- North: Church, single- and multi-family residential
- East: Single- and multi-family residential
- South: Single- and multi-family residential
- West: Single- and multi-family residential



Figure 3 - Aerial view perspective (2008)

ZONING

The following indicates the existing zoning within 500 feet of the subject property:

- North: A-1-7,500
- East: A-1-7,500
- South: A-1-7,500
- West: A-1-7,500

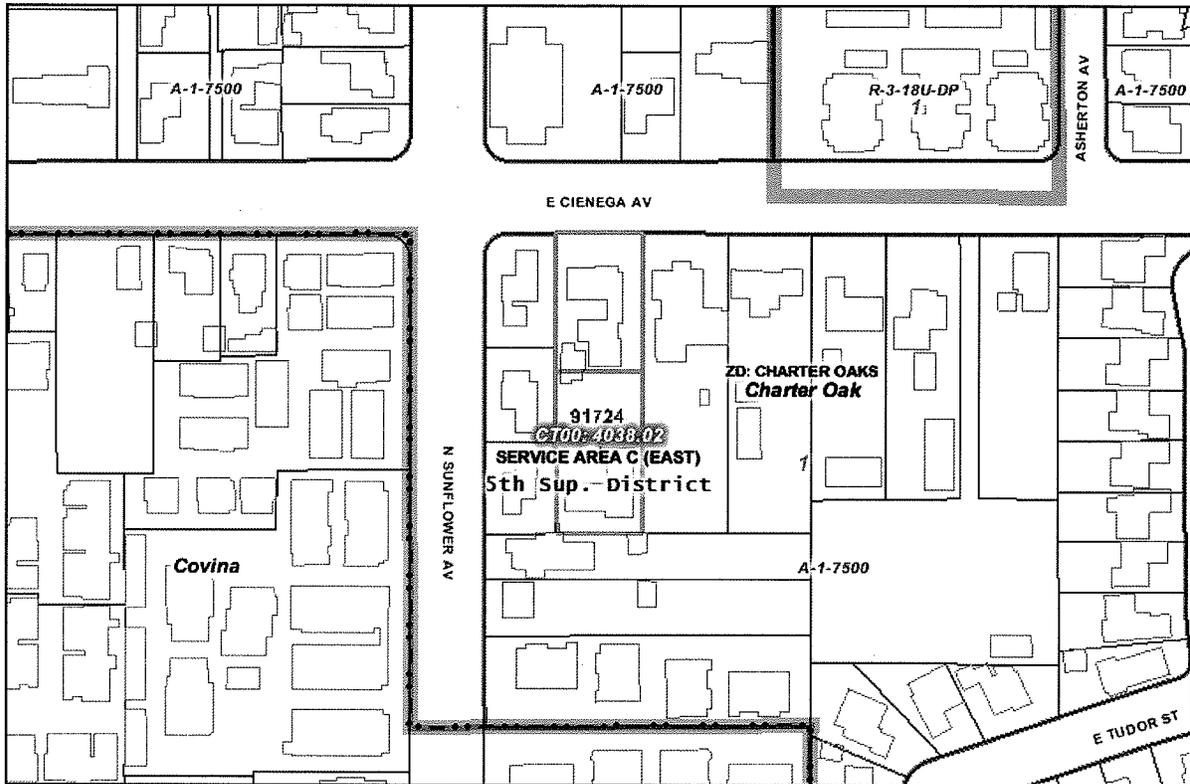


Figure 4 - Land Use Plan and Zoning Map

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 1 – Existing Structures, pursuant to the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to Sections 22.60.174 and 22.60.175 of the Zoning Ordinance, the community was adequately notified of the public hearing by mail, a legal advertisement, posting of a hearing notice sign, library package distribution, and case-related material were published on the Los Angeles County Department of Regional Planning (“Regional Planning”) website.

PREVIOUS ZONING PERMIT CASES

CUP No. 84159, authorized an adult residential care facility for 76 residents. The permit was approved on April 10, 1985 and expired on April 10, 2010.

STAFF EVALUATION

General Plan Consistency

The property is located in the “Low Density” General Plan category, which encourages single-family detached housing units, including large lot estates and typical suburban tract

developments. Densities range from one to six units per gross acre. The intent of this classification is to maintain the character of existing low density residential neighborhoods. The Project is in character with surrounding residential area, as the nature of the facility is residential. The buildings are in scale with the residential character of the area. The subject property and Project are consistent with the General Plan designation of low-density residential.

Zoning Ordinance and Development Standards Compliance

The property is located in the A-1-7,500 zone, which permits an adult residential care facility with an authorized CUP.

The plans provide adequate parking, vehicular circulation, and landscaping. The site plan is in substantial compliance with the previously approved CUP No. 84159.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Zoning Ordinance. The applicant's Burden of Proof statements are attached.

The Zoning Ordinance identifies the burden of proof criteria which must be met in order for a CUP to be granted. Upon reviewing the merits of this request and the criteria for granting a CUP, staff concludes that the applicant has satisfied the Burden of Proof.

Conditional Use Permit Burden of Proof Analysis

1. That the requested use at the location will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare.

Staff Comments:

The facility was authorized by CUP No. 84159 on April 10, 1985. It has continuously operated without known complaints from surrounding property owners or residents. There are no open zoning violation complaints. The design and scale of the existing buildings are compatible and typical of the neighborhood. Staff concludes that continuing the Project will not be detrimental to the health, peace, comfort and welfare of persons in the surrounding area and will not negatively affect property values.

2. That 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Staff Comments:

The subject property is in substantial compliance with the previously approved CUP No. 84159. The plan provides adequate setbacks, landscaping, and vehicular circulation. The Los Angeles County Department of Public Works has cleared the Project for public hearing.

3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

Staff Comments:

The design and scale of the existing buildings are compatible and typical of the neighborhood. The size of the property is sufficient to accommodate the proposed use and will not will it unduly burden existing traffic flows, water or sewer services. There is no new construction proposed with this Project.

PUBLIC COMMENTS

To date, staff has received one telephone call. The caller requested general information and clarification about the Project.

OTHER COUNTY DEPARTMENT COMMENTS

In a letter dated February 3, 2011 (attached), the Fire Department has not cleared the project for a public hearing. Staff has advised the applicant's agent to clear these items with the Fire Department, prior to the public hearing.

In a letter dated March 31, 2011 (attached), the Department of Public Works has cleared the project for public hearing.

In a letter dated April 15, 2011 (attached), the Department of Public Health has cleared the project for public hearing.

FEES / DEPOSITS

If approved, fees identified in the attached conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

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

Staff concludes that the applicant has satisfied the burden of proof and, therefore, recommends **APPROVAL** of Conditional Use Permit No. 2010 00151, for a twenty-five (25) year term, subject to the attached conditions.

Prepared by: Phillip Estes, AICP, Principal Regional Planner
Reviewed by: Susan Tae, AICP, Supervising Regional Planner

Attachments: Draft Findings, Draft Conditions, Burden of Proof, Photographs, Site Plan, Land Use Map.

SMT:PE
5/25/11

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

PROJECT NO.: R2010-01630-(5)

CONDITIONAL USE PERMIT NO.: 2010 00151

REQUEST: A conditional use permit (CUP) for the continued operation and maintenance of an adult residential care facility for 30 clients, located in the A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum) zone.

HEARING DATE: June 7, 2011.

PROCEEDINGS BEFORE THE HEARING OFFICER:

June 7, 2011 Public Hearing

To be completed after the proceedings.

Findings

1. The applicant requested a conditional use permit (CUP) to authorize for the continued operation and maintenance of an adult residential care facility for 30 clients ("Project").
2. The project is located at 21014 to 21018 E. Cienega Avenue, Charter Oaks Zoned District.
3. The Assessor's parcel numbers are 8401-022-060, 8401-022-061.
4. CUP No. 84159 authorized an adult residential care facility, on April 10, 1985. This grant expired on April 10, 2010.
5. The facility will have no more than 30 resident clients.
6. The property is located in the A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum) zone.
7. The Project is in substantial compliance the previously approved CUP No. 84-159.
8. The property is located in category 1 – Low Density Residential of the Los Angeles County General Plan.
9. The Project does not conflict with surrounding land uses, as the Project has successfully operated for 25 years without conflict with surrounding residential land uses. The existing buildings are typical of the surrounding area and are residential in character and operation.
10. There are no known zoning violation cases.
11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code ("County Code"), the community was adequately notified of the public hearing by mail, newspaper and property posting.
12. Surrounding properties are located in the following zones:

North: A-1-7,500

East: A-1-7,500
South: A-1-7,500
West: A-1-7,500

13. Surrounding land uses within 500 feet are:

North: Church, single- and multi-family residential
East: Single- and multi-family residential
South: Single- and multi-family residential
West: Single- and multi-family residential

14. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
15. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
16. The site is consistent with the exterior appearance of existing structures located within the adjacent area. For this reason, the project will not cause blight, deterioration, or substantially diminish or impair property values within the area.
17. The project is Categorically Exempt Class 1 (Existing Facilities) under the California Environmental Quality Act (CEQA) reporting requirements.
18. Pursuant to Sections 22.60.174 and 22.60.175 of County Code, the community was adequately notified of the public hearing by mail, newspaper advertisement, hearing notice sign, library package, and published on the Los Angeles County Department of Regional Planning ("Regional Planning") website.
19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determined that it is necessary to limit the term of the grant to twenty-five (25) years with one inspection every five (5) years.
20. The location of the documents and other materials constituting the record of proceedings upon which the decision is based in this matter is located at Regional Planning, 320 W. Temple St., Los Angeles, CA 90012. The custodian of such documents and materials shall be the Director of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

CONDITIONAL USE PERMIT – Burden of Proof

1. The proposed use is consistent with the adopted general plan for the area;
2. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, and 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;

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
4. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040, 22.56.090, Title 22, of the County Code.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit for alcohol sales as set forth in Sec. 22.56.195 of the Los Angeles County Code.

HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption Class 1 for this project and certify that it is consistent with the finding by the State Secretary for Resources and local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 2010 00151 is **APPROVED** for a twenty-five (25) year term, subject to the attached conditions.

CC: Zoning Enforcement

SMT:PE
5/25/11

This grant authorizes the continued operation of an adult residential care facility, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition Number 6, and until all required monies have been paid pursuant to Condition Number 9.

Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on June 7, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. This grant will expire unless used within six months from the date of approval. A single, one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date. Submittal of the recorded affidavit and payment of all required fees shall constitute use of the permit. Submitting the recorded Affidavit of Acceptance and applicable fees shall constitute using the grant and permit.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **five (5) periodic inspections**. Inspections may be unannounced.
10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is given that the Regional Planning Commission or a Hearing Officer

may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

12. All structures shall conform to the requirements of the County Fire Department, as required.
13. All requirements of Title 22 of the County Code ("Zoning Ordinance") shall be complied with unless otherwise set forth in these conditions or shown on the approved plan.
14. All structures shall conform to the requirements of the County Department of Public Works, as required.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain all areas free of litter and debris on the premises over which the permittee has control.
18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit, or as modified by the Director.
19. All litter and trash shall be regularly collected from the premises and the adjacent sidewalks or right-of-way.
20. The facility shall operate and be maintained in compliance with the State of California, under applicable licensing provisions for an adult residential care facility.
21. This grant allows a maximum of 30 resident clients, not including resident employees.

22. In the event that the operation or maintenance of this facility results in substantial complaints to the County, these conditions may be modified by the Hearing Officer or the Regional Planning Commission, pursuant to a duly noticed public hearing.

SMT:PE
5/25/11

10-01630



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>C.U.P. application is made to allow continuation of an existing facility for developmentally disabled residents of ages 18 and over. The facility has operated for more than 40 years in a neat and orderly manner with no complaints or problems. the facility is licensed under the regulations of the state of california, department of social services with annual inspections from state and county agencies.</p>
<p>some of the residents are involved in work programs with local businesses.</p>
<p>there are limited facilities for these adults. sunflower homes provides a needed community service.</p>
<p>B. That 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>Facility has been approved by LA County Health Dept and/or Family Services licensing requirements for more than 40 years. inspections and licensing requirements review health, safety, accessibility and amenities for residents and impact to neighboring community.</p>
<p>As a small facility, deliveries are minimal and driveways are adequate to allow for onsite parking thereby not interfering with local traffic flows.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>There is to be a slight downsizing of this facility. There will not be an increase traffic use.</p>
<p>due to upcoming changes in state regulations, there will be a slight reduction in the number of residents within the next year. There will be little or no change in required services from public or private agencies.</p>

Project Narrative

21014 & 21018 Cienega

Covina, Ca

The Sunflower Home has been operated by LGW Property Management for more than 25 years as an adult care facility. Specifically providing care for Level 2 mentally handicap adults over the age of 18. Beginning in 1974, L.C. Turner Enterprises owned multiple lots which they operated as a single 90 resident senior care home. Over the years, portions were sold off and some were converted back to single family homes. . The owners, Luther, Glenda and William Turner changed the corporate name to LGW Property Management in 1985. William Turner resigned in 1988 and in 2001 Luther Turner passed away leaving Glenda Turner as the remaining owner of LGW Property Management.

Currently, the facility is located next door to a small assisted care senior facility and the property sharing the south property line provides resident care for mentally challenged minors. The neighborhood has a long standing history of small residential care facilities.

The facility operates with four shifts that are consistent seven days a week. The day shifts are broken into three segments, six staff members 6AM to 9AM, six staff members 9AM to 3PM, and six staff members 3PM to 11PM. The daily night shift is two staff members 11PM to 7AM. During the day most of the residents are transported to jobs within the local community.

Sunflower Home is situated on two lots that stack back from the street and allow for substantial open space including a small "park" with shade trees, tables and chairs. The facility is currently operating to provide sleeping quarters and care for 33 residents. Both buildings are currently scheduled to receive new windows, interior and exterior paint and other maintenance repairs for a general "freshening up".

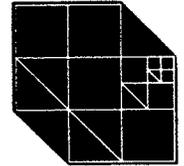
Plans to remodel the 21018 building will convert an unused kitchen to a small commercial style kitchen with an adjacent dining room. This will improve the food prep conditions and the resident dining experience. The removal of an interior wall will create a new TV/Recreation Room. Currently the laundry equipment is located at a rear porch, improvements will include enclosing the porch to provide a cleaner more "user-friendly condition. All sleeping rooms are accessed thru an interior corridor. The addition of sliding glass doors to four of the sleeping rooms will then provide direct exterior exits to all bedrooms. At the conclusion of the remodel, each housing structure (21014 & 21018) will provide care for fifteen residents each.

April 11, 1985

Added Tipped
5-14-85

4/2 4-10-2010

CERTIFIED - RECEIPT
REQUESTED



L. C. Turner Enterprises
21020 E. Cienega Avenue
Covina, California 91724

Gentlemen:

RE: CONDITIONAL USE PERMIT CASE NO. 84-159-(1)
To allow the continuation and expansion
of an existing adult residential facility.
4922 to 4958 Sunflower Avenue, Covina.
Charter Oak Zoned District, Zone A-1-7,500 *10*

The Regional Planning Commission, by its action of April 10, 1985,
GRANTED the above-described permit. Documents pertaining to 25
this grant are enclosed.

Your attention is called to the following:

1. Condition No. 1, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. Condition No. 4, pointing out limitations of this grant;
3. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 382, Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless this period has passed without an appeal;
4. The Commission's grant affects the following described property. See attached sheet.

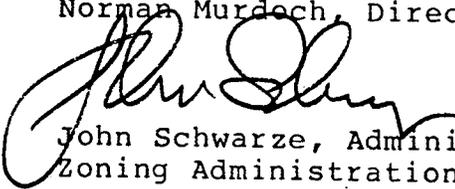
CONDITIONAL USE PERMIT CASE NO. 84-159-(1)

PAGE 2

If you have any questions regarding this matter, please contact
Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning



John Schwarze, Administrator
Zoning Administration

JS:RF:crb

Enclosures: Affidavit; Findings and Conditions; Legal

cc: Building & Safety; Board of Supervisors; Zoning Enforcement ✓
Health Dept.; Fire Dept.; Department of Social Services
Carolyn Ingram, P.O. Box 4321, Long Beach, CA 90804

LEGAL DESCRIPTION:

The West 394 feet of the North 365 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, T.1 S., R.9 W. in the Subdivision of the Rancho Addition to San Jose and a Portion of the Rancho San Jose, M.R. 22 - 21/23.

EXCEPT therefrom the West 130 feet of the South 100 feet of said described property.

ALSO EXCEPT therefrom those portions of said described property lying within E. Cienega Avenue and N. Sunflower Avenue.

CONDITIONAL USE PERMIT CASE NO. 84-159-(1)

CONDITIONS

1. This permit shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning, their affidavit stating that they are aware of, and agree to accept, all of the conditions of this permit;
2. It is hereby declared to be the Commission's intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan;
5. Three copies of a revised plot plan, similar to Exhibit "A" as presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said approved plan. All revised plot plans must be accompanied by the written authorization of the property owner. Current parking configurations shall be shown on the plan.
6. The applicant shall dedicate free of charge to the County of Los Angeles that portion of subject property within 40 feet of the centerlines of Cienega and Sunflower Avenues, and the right to restrict access to both streets. In addition, the applicant shall construct sidewalk fill-in and plant and maintain street trees along Sunflower Avenue, and along the portion of Cienega having existing curbs and sidewalk and provide a street light at the corner. All dedications and improvements shall be subject to the approval of the Director of Public Works.

CONDITIONAL USE PERMIT CASE NO. 84-159-(1)

CONDITIONS

7. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
8. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services.
9. Upon receipt of this letter, the applicant shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard.
10. The facility shall be operated and maintained in full compliance with regulations of the State of California, Department of Social Services under licensing provision for "Group Homes, Adults".

This grant allows a maximum of 76 resident guests, not including resident employees.

11. Unless this grant is used within 2 years from the date of Regional Planning Commission approval, the grant will expire. (A one-year time extension may be requested prior to such expiration date.)
12. This grant will expire 25 years from the date of approval of the Regional Planning Commission, and shall supercede all previous permits granted in the subject property.
13. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning, or the Regional Planning Commission, the above described conditions may be modified if, after a duly advertised hearing by the Regional Planning Commission, such modification is deemed appropriate in order to eliminate or reduce said complaints.

JS:mm



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: February 3, 2011

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2010-01630

LOCATION: 21018 E Cienega Ave, LA Co Covina

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is **1750** gallons per minute for **2** hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Verify **1** existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** The Fire Department has place a HOLD on this project until all items listed in the Special Requirements have been addressed.
- Water:** - The existing public fire hydrant to be verified and tested is located across the street on the Northeast corner of Cienega Ave and Sunflower Ave. Contact the local water purveyor to conduct the fire flow test and fill out the fire flow form.
- Provide a note on the site plan indicating that all existing buildings are protected by a fire sprinkler system.
- Access:** Access as shown on the site plan is adequate since no new construction is proposed. Additional access maybe required when new additions or new construction is proposed within the property.
- Special Requirements:** - Submit an original fire flow availability form, FORM 196, verifying the existing public fire hydrant to our office for review and approval prior to the Public Hearing.
- Submit a copy of the latest 5 year certification of the fire sprinkler system for review.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

10-01630

Estes, Phillip

From: Duong, Toan [TDUONG@dpw.lacounty.gov]
Sent: Thursday, March 31, 2011 8:39 AM
To: Estes, Phillip; Amir Ibrahim; Juan Padilla; tle@fire.lacounty.gov; Ken Habaradas
Cc: webadmin; Cruz, Ruben; Yanez, Jarrett
Subject: RE: R2010-01630: Permit Consultation

Hi Phillip,
DPW has no comment on this CUP.

Jarrett,
Please log out and close.

Toan Duong
Los Angeles County Public Works
Land Development Division
(626)458-4945

From: Estes, Phillip [mailto:pestes@planning.lacounty.gov]
Sent: Wednesday, March 30, 2011 9:30 AM
To: Duong, Toan; Ibrahim, Amir; Juan Padilla; tle@fire.lacounty.gov; Ken Habaradas
Cc: webadmin
Subject: R2010-01630: Permit Consultation

CUP Coordinator,

The consultation package for this project will be available at the website below within one business day from receipt of this email. Please review and provide comments within 30 days.

<http://planning.lacounty.gov/review>

Thank you.

Juan: Fire's review was received on 2/3/11. Thanks.

For DRP Staff Use:

F:\Current Planning\zoning_permits\Project Files\2010\R2010-01630\e-consult

Phillip Estes, AICP
Principal Planner
Zoning Permits North Section
Department of Regional Planning



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
Second District

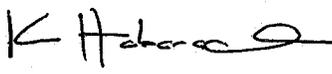
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 15, 2011

TO: Phillip Estes, AICP
Principal Regional Planner
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2010-01630
CUP 2010 00151
LOCATION: 21014 & 21018 CIENEGA AVE., COVINA

- Environmental Health recommends approval of this CUP.
 Environmental Health does **NOT** recommend approval of this CUP.

This is in response to the project consultation for the above-referenced project that was forwarded to the Department of Public Health – Environmental Health Division for review and comment. The project is for renewal CUP No. 85-159, an adult residential care facility located in the A-1-7, 500 zone, Cahrtter Oaks Zoned District.

The Department has reviewed the information provided and has no objection to the approval of this CUP provided the applicant meets the following conditions:

1. The project shall remain connected to public water and public sewer.
2. The project shall comply with all Public Health requirements, regulations, and ordinances relating to adult residential care facilities.

KH:kh



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 • CIVIL ENGINEERING
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MARSHALL ENGINEERING GROUP, INC.
 2001 E. FINANCIAL WAY STE. 104, GLENDORA, CA 91741
 PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.bz

Project: ADDITION AND IMPROVEMENT PLANS
21018 E. CIENEGA AVE.
COVINA, CA 91024 *R2010-01630*

Client: RCFE SUNFLOWER,

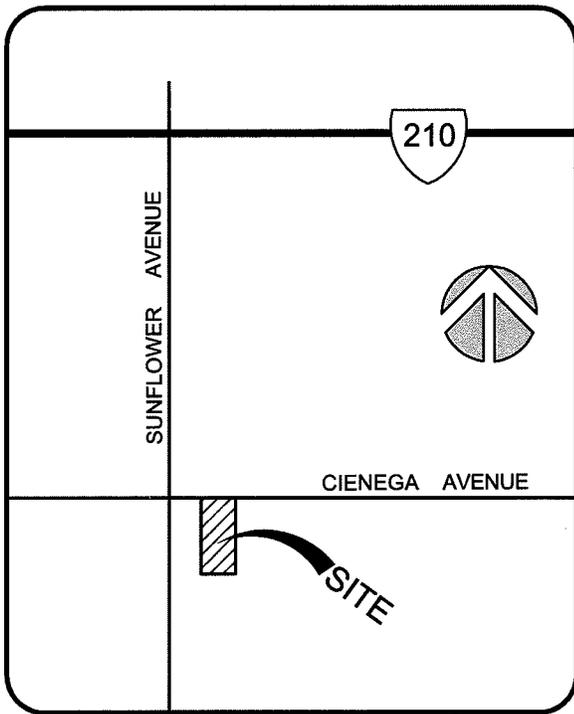
Engineer: WILLIAM M. RAYMOND JR.

Date: 8/26/10 Sheet 1 of 7

SITE PHOTO KEY MAP



NOT TO SCALE



VICINITY MAP

N.T.S.
 THOMAS GUIDE PG 599-G3

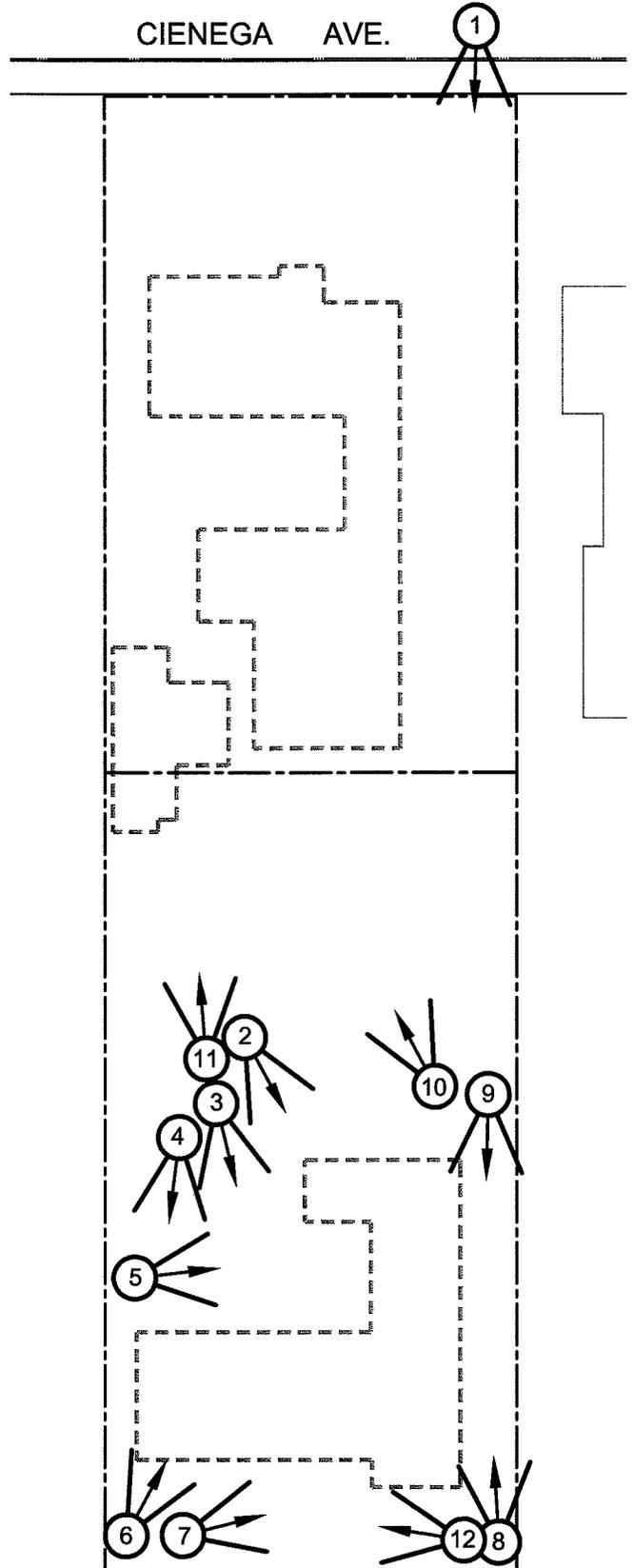




PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

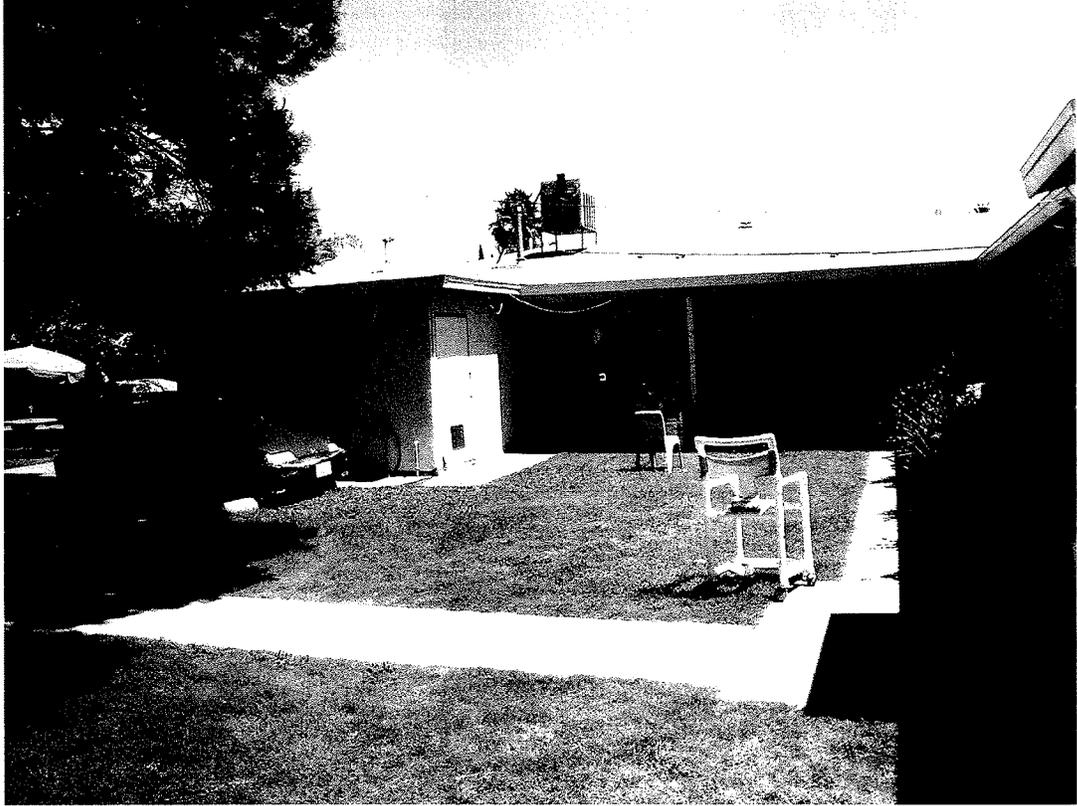


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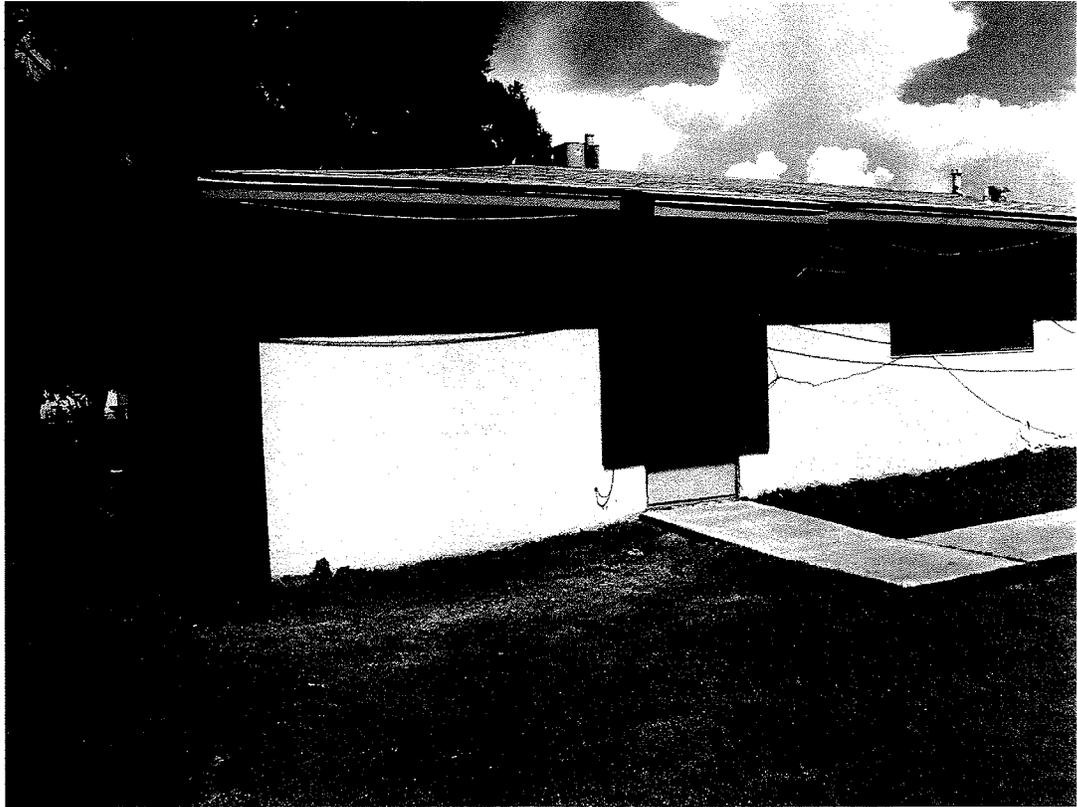


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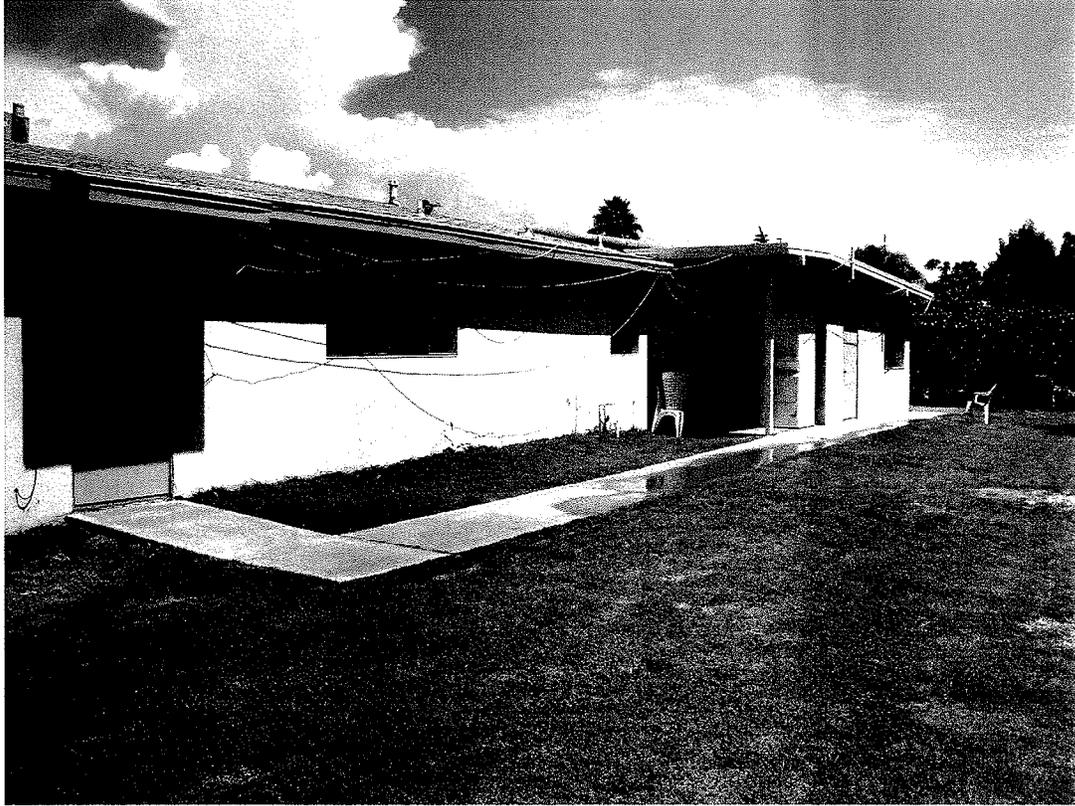


PHOTO #7



PHOTO #8



PHOTO #9



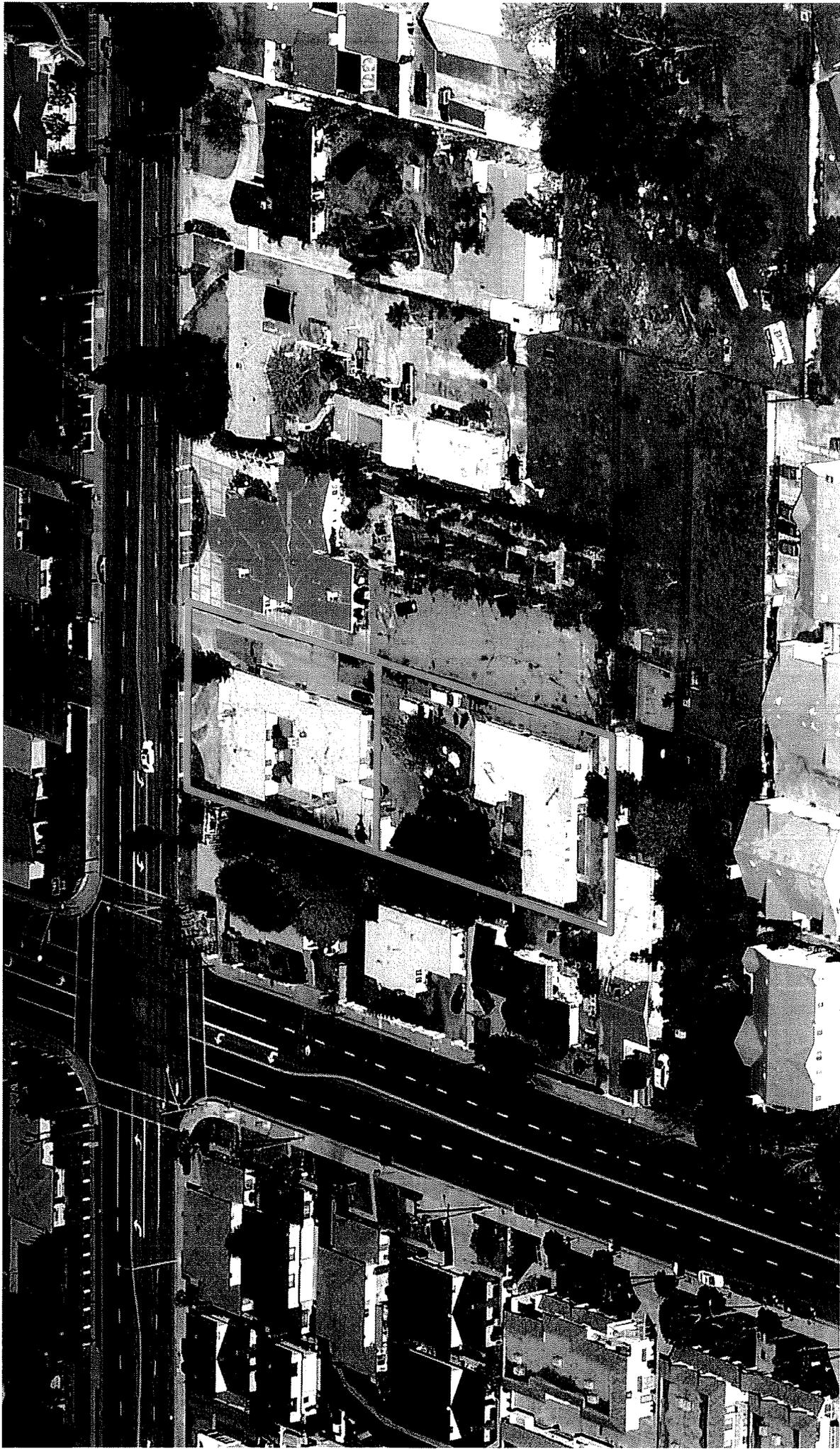
PHOTO #10



PHOTO #11



PHOTO #12



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