



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 12, 2015

TO: Hearing Officer, Alex Garcia

FROM: Jeantine Nazar
Zoning Permits East Section

SUBJECT: **Project No. 2012-00400-(5)** 
Conditional Use Permit No. 201200037
HO Meeting: March 17, 2015
Agenda Item: 2

The applicant is seeking a Conditional Use Permit (CUP) for the continued operation and maintenance of a skilled nursing facility (Pasadena Park Healthcare and Wellness Center), an adult residential facility (Terraces at Park Marino), and the construction of an Alzheimers facility (Safe Haven) in the C-2-DP-BE-U/C (Neighborhood Business – Development Program - Billboard Exclusion-Unilateral Contract) zone. The case was heard on December 16, 2014 and February 3, 2015. The Hearing Officer continued the public hearing to March 17, 2015, so that staff would provide a parking calculation.

Code Section 22.52.1120.D requires that every adult residential facility provide one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. Code Section 22.52.1120.C requires that nursing homes include parking spaces not less than the number of residents permitted by any license or permit, which allows the maintenance of the facility.

The existing skilled nursing facility, and the adult residential facility were approved and built with a total of 62 parking spaces. The construction of the Alzheimers facility, a nursing facility, with 44 residents requires an additional 44 parking spaces. Therefore, the total required parking spaces is 106, with 69 provided on the plans. At this time, the applicant is revising the plans to provide additional spaces and would file for a parking deviation providing a minimum of 74 parking spaces or a less than 30 percent in the number of vehicle parking spaces required by Title 22 . The case shall be re-noticed and re-scheduled for a public hearing to include a parking deviation.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM: JN