



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 R2012-00400 May 05, 2015

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201200037
 Parking Deviation No. 201500004
 Environmental Assessment No. 201200059

OWNER / APPLICANT

Park Marino Land Company, LP

MAP/EXHIBIT DATE

March 12, 2015

PROJECT OVERVIEW

The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of an existing use consisting of a skilled nursing facility, assisted living facility and the construction of an Alzheimers facility in the C-2 zone. Additionally, the applicant is requesting a parking deviation to allow less than 30 percent in the number of vehicle parking spaces required by Title 22.

LOCATION

2585, 2587, and 2601 E Washington Blvd.

ACCESS

Washington Blvd. and Altadena Drive

ASSESSORS PARCEL NUMBER(S)

5751-005-039, 041, 042 & 045

SITE AREA

4.25 Acres

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena Zoned District

LAND USE DESIGNATION

GC-General Commercial

ZONE

C-2-DP-BE (unlimited Commercial-Development Plan-Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Altadena Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.52.1120 (Parking Requirements)
 - 22.56.1762 (Parking Deviation)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

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