



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 21, 2016

Corin L. Kahn
506 Santa Monica Blvd., Suite 316
Santa Monica, CA 90401

**REGARDING: PROJECT NO. R2015-01082-(5)
CONDITIONAL USE PERMIT NO. 201500049
2600 & 2612 LINCOLN AVE., 378 VENTURA ST., ALTADENA
(APN #S 5828-017-001, 5828-017-002, 5828-017-003, 5828-017-005, 5828-017-008)**

Hearing Officer Susie Tae, by her action of **January 19, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

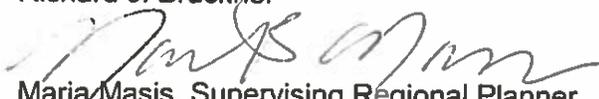
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 2, 2016**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions on the following page. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at smar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Covenant and Agreement

c: DPW (Building and Safety); Zoning Enforcement; William Thompson (Hearing Testifier)

MM:SM

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01082-(5)
CONDITIONAL USE PERMIT NO. 201500049**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500049 ("CUP") on January 19, 2016.
2. The permittee, Seymour Roberts ("permittee"), requests the CUP to authorize continued operation of an existing 50-bed adult residential care facility (Hope Manor Guest House) ("Project") on a property located at 2600 & 2612 N. Lincoln Avenue and 378 W. Ventura Street in the unincorporated community of Altadena ("Project Site") in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project Site is 1.67 acres in size and consists of five legal lots. The Project Site is rectangular in shape with flat topography and is developed with an adult residential care facility.
4. The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7500 (Single-family Residence – 7,500 sq. ft. Minimum Required Area).
5. The Project Site is located within the LD – Low Density Residential land use category of the Altadena Community Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
 - South: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
 - East: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
 - West: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family Residences
 - South: Single-family Residences, Multi-family Residences
 - East: Single-family Residences, Multi-family Residences
 - West: Church, Library, Care Facility, Elementary School, Single-family Residences, Multi-family Residences
8. The Project Site was zoned R-1-7500 in 1950. On March 7, 1994, CUP No. 93-162 was approved to authorize the continued operation of the then-existing adult residential care facility and to allow its expansion from 30 beds to 40 beds. On August 8, 1996, CUP No. 95-192 was approved to authorize the continued operation of a 50 bed adult residential care facility. On June 14, 2006, CUP No. 200600022 authorized the continued operation of the facility with 50 beds.
9. The site plan for the Project depicts the subject property consisting of five lots with a total area of 1.67 acres. The existing 50 bed adult residential care facility consists of an administrative/residential building, four residential buildings, and a one car garage. The existing residential and administrative structures total about 11,502 sq. ft. There are 23

parking spaces depicted on the site plan, 22 uncovered parking spaces and one space in the garage.

10. The Project Site is accessible via Lincoln Avenue to the west and Ventura Street to the north. Primary access to the Project Site will be via an entrance/exit on Ventura Street. Secondary access to the Project Site will be via an entrance/exit on Lincoln Avenue.
11. The Project will provide a total of 23 parking spaces, 22 uncovered parking spaces and one space in a detached garage. One space is designated for handicapped parking.
12. The County Departments of Fire, Public Health, and Public Works have reviewed the Project and recommend approval of the Project with conditions.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a conditional use permit renewal of an existing adult residential care facility and is requesting no physical expansions or additions to any existing structures and is not requesting an increase in the existing number of beds provided.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received comments from one neighborhood resident complaining about improper placement of the hearing notice signs on the subject property, the unavailability of hearing materials at the local library, how delivery trucks make very early morning deliveries to the site, and how the site receives a "regular parade of ambulances." The applicant has provided photographic evidence that the hearing notices were properly posted on the subject property in accordance to the Department's guidelines and was verified by staff on a site visit. A hearing notice sign that was missing from the Lincoln Avenue street frontage due to vandalism was promptly replaced upon notifying the applicant. Upon verifying that the Bob Lucas Library in Altadena could not find the Project's hearing materials, a new set of materials were emailed to the librarian on December 28, 2015.
16. A duly noticed public hearing was held on January 19, 2016, before the Hearing Officer. Hearing Officer Susie Tae was in attendance for the Public Hearing. The applicant's representative, Corin Kahn, was available to answer questions from the Hearing Officer. Two neighboring residents, Carroll Walters and William Thompson, provided comments regarding the Project. Mr. Walters and Mr. Thompson were not opposed to the Project, but had concerns with a dead tree on the site that should be removed, the overall appearance of the site's existing landscape, and the height of an existing concrete block wall on the southern property line. Discussion followed where Ms. Tae requested additional conditions be added to the conditions of approval to address Public Works' comments, to record a covenant to tie all of the Project's subject parcels together, to require an arborist to inspect the dead tree in question, to require all large truck deliveries be made to the site after 8:00 a.m., and to require the posting of a sign with contact phone numbers for an on-site manager and an appropriate mental health agency for residents to report any problems

related to the facility. Discussion also took place regarding an existing concrete block wall along the site's southern property line and questions were raised about the wall's ownership and if the height of the wall should be increased to 8 feet. Further discussion led to the decision to keep the height of the wall at 6 feet as depicted on the site plan in order to maintain the current residential character of the neighborhood and that the wall should be built to a height of 6 feet, excluding any portion of the wall that may interfere with a clear line-of-sight from the driveway to the street. There being no further testimony, Ms. Tae closed the public hearing and approved Conditional Use Permit No. 201500049.

17. The Hearing Officer finds that the project site is located within the LD – Low Density Residential (1 to 6 du/ac) land use category of the Altadena Community Plan. This designation is intended for maintaining existing single-family neighborhoods, small lot single-family homes, duplexes, and townhouses. The continued operation of an existing adult residential care facility provides housing for individuals with special needs in an urbanized area with existing support services and programs and is therefore consistent with the permitted uses of the underlying land use category.
18. The Hearing Officer finds that pursuant to Sections 22.20.110-150 of the County Code, establishments in the R-1 Zone are subject to development standards regarding height, yard requirements, parking, and required area. The subject property is also located in the Altadena Community Standards District (CSD) and is subject to the development standards as prescribed under the CSD pursuant to Section 22.44.127.
19. The Hearing Officer finds that the facility provides necessary and affordable housing with existing support services and programs to persons with special needs. The facility is located on a lot with ample size to accommodate its operations and is compatible with the residential and institutional uses nearby. The facility's residents are supervised by licensed care-givers supervised by the State. All residents' activities occur indoors and there is a residents' curfew in place. The structures are buffered by existing setbacks and by masonry walls and mature trees. The facility is regularly inspected by County health officials. The parking lots are well lighted and all exterior lighting is hooded and directed downward.
20. The Hearing Officer finds that the project consists of all single-story structures and conforms to front setbacks and height limits. There have been no complaints regarding the nonconforming rear or side yard setbacks or excessive lot coverage. The project provides exceeds required parking requirements.
21. The Hearing Officer finds that the project site is a corner lot accessible by a concrete driveway off of Lincoln Avenue and by two driveways off of Ventura Street. Residents are prohibited from owning automobiles and visitations are infrequent. The property is directly served by nearby bus stops. The property is fully serviced with existing utilities.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 20 years.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Altadena community. On December 9, 2015, a total of 357 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius

from the Project Site, as well as 4 notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201500049, subject to the attached conditions.

ACTION DATE: January 19, 2016

MM:SM
01/19/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01082-(5)
CONDITIONAL USE PERMIT NO. 201500049**

PROJECT DESCRIPTION

The project is a Conditional Use Permit to authorize the continued operation of a 50-bed adult residential care facility (Hope Manor Guest House) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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, that a covenant has been recorded as required by Condition No. 36, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on January 19, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the adult residential care facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eleven (11) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department within ninety (90) days from the date of final approval of the grant.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 19, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a 50-bed adult care residential facility.
20. The adult day care facility shall be limited to a maximum of 50 clients present at one time as indicated by the current license from the California Department of Social Services. If increased occupancy is desired, a new Conditional Use Permit shall be required.
21. Unless additional parking is provided in accordance with Section 22.52.1120.D of the County Code, a maximum of 13 employees shall work on the subject property at any given time, not including the owner.
22. The permittee shall provide no less than 13 designated parking spaces.
23. A staff member shall be present to supervise all activities conducted outside the facility's buildings involving residents of the facility.
24. The required parking spaces shall be paved and continuously available for vehicular parking only, and shall not be used for storing, vehicle repair, or any other unauthorized use.
25. No alcohol or drugs other than prescribed medication shall be permitted on the subject property.
26. The use of an outdoor public address system or amplification device is prohibited.
27. All patients must remain confined to the subject property after curfew.
28. Within 90 days of the approval date of this grant, the permittee shall provide the property owners within 500 feet with a 24 hour phone number for an on-site facility manager and a phone number for a local or State mental health agency to report any problems related to the facility. The permittee shall post signs with said numbers along the perimeter of the subject property and be publically accessible from the street.
29. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Health letter dated August 5, 2015, except as otherwise required by said department.
30. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works letter dated August 20, 2015, except as otherwise required by said department.
31. Unless modified by this grant, all requirements of the Zoning Ordinance and conditions of approval shall be complied with.
32. The permittee shall comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California.
33. All exterior lighting shall be hooded and directed downward. Such lighting shall be designed so as to prevent glare or direct illumination onto any adjacent residential use. The parking lot shall be illuminated during non-daylight hours and shall be controlled by a motion sensor or timer.

34. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing, and replacement of plants when necessary. Yard areas that are visible from the street shall be free of debris, trash, lumber, and overgrown or dead vegetation.
35. Outside storage of trash shall be within an approved trash enclosure.
36. Within ninety (90) days from the date of final approval of the grant and prior to the use of this grant, the permittee shall record a covenant in the office of the County Registrar-Recorder/County Clerk ("Recorder") to hold the parcels of the subject property together as one parcel. The permittee shall submit a certified copy from the Recorder's Office of the recorded covenant to the Department of Regional Planning.
37. Prior to the use of this grant, an arborist shall inspect a tree, identified as a "Pine" on Lot 3 of the site plan, to determine if removal of the tree is appropriate. The permittee shall submit a report of the arborist's inspection prior to the use of this grant. If the determination is made to remove the tree, the tree shall be removed within ninety (90) days of the issuance of the arborist's report.
38. Large truck deliveries made to the site shall occur after 8:00 a.m.

Attachments:

Department of Public Health Letter dated August 5, 2015
Department of Public Works Letter dated August 20, 2015



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Don Knabe
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Michael D. Antonovich
Fifth District

August 5, 2015

TO: Steven Mar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T.)
Environmental Health Division
Department of Public Health

**SUBJECT: CUP CONSULTATION
PROJECT NO. R2015-01082/ RCUP 201500049
Hope Manor Guest House
2600 & 2612 N. Lincoln Ave.; 378 Ventura Street, Altadena**

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

The Department of Public Health has reviewed the information provided for the project identified above. The CUP renewal is to authorize the continuation of the operation and maintenance of a fully permitted, maximum 50-bed adult residential care facility licensed by the California Department of Social Services since 1996, and since the 1980s regarding the same operation but smaller facility.

The Department recommends approval of the CUP renewal. The Department's approval is contingent upon the facility maintaining a current Los Angeles County Public Health License as described below:

The Boarding House shall obtain a license to comply with all Public Health requirements, regulations, and ordinances relating to the operation of a Boarding House. Contact Housing and Institution Program at (626) 430-5590 to obtain required operating licenses prior to final approval.

Note:

The building shall remain connected to an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities as existing.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P O BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 20, 2015

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Steven Mar

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

**2600 LINCOLN AVENUE-HOPE MANOR GUEST HOUSE ALTADENA
CONDITIONAL USE PERMIT (CUP) NO. 201500049
PROJECT NO. R 2015-01082
ASSESSOR'S MAP BOOK NO. 5828, PAGE 17, PARCEL NOS. 1, 2, 3, 5, AND 8
ALTADENA**

We reviewed the site plan for the proposed project located at the southeast corner of Lincoln Avenue and Ventura Street in Altadena. The applicant is seeking a CUP for the continued operation and maintenance of a 50-bed, adult, residential-care facility. The site is located within the Altadena Community Standards District.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

The expansion of the facility from a 40-bed to a 50-bed, adult, residential-care facility was processed under CUP No. 95-192, which was approved on August 1, 1996. On August 9, 2006, the applicant gained approval of CUP No. 200600022, which allowed for the continued operation of the facility until August 9, 2016. The findings and conditions of approval for both CUPs are attached as reference.

Under both of the above-mentioned CUPs, Public Works recommended that street improvements and right-of-way dedications be made on Lincoln Avenue and Ventura Street (refer to the attached December 21, 1995, memo).^①

Maria Masis
August 20, 2015
Page 2

Since Regional Planning's Planning Commission found that the road improvements along Lincoln Avenue and Ventura Street were not warranted under CUP No. 200600022 (refer to Finding 16⁽²⁾ and Condition k⁽³⁾ on the attached August 9, 2006, document), we are only recommending that offers of road right-of-way dedications be made as part of CUP No. 201500049 to accommodate future street improvements including Americans with Disabilities Act enhancements. These recommended conditions are shown below:

1. Make a 15 foot offer of right-of-way dedication beyond the already dedicated 25 feet of right of way, along the property frontage on Lincoln Avenue, to achieve an ultimate width of 40 feet from the street centerline. A processing fee will be required for the offer of dedication.
2. Make a 5 foot offer of right-of-way dedication beyond the already dedicated 25 feet of right of way, along the property frontage on Ventura Street, to achieve an ultimate width of 30 feet from the street centerline. A processing fee will be required for the offer of dedication.
3. Make an offer of dedication for a right-of-way corner cut-off, from the beginning-of-curb return to the end-of-curb return, based on a 35-foot curb return radius, at the southeast corner of Lincoln Avenue and Ventura Street. A processing fee will be required for the offer of dedication.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

ECG:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201500049-2600 N Lincoln Ave\TCUP 201500049\2015-08-18 TCUP 201500049 DPW Rec Conditions docx

①

December 21, 1995

TO: John Schwarze
Zoning Administration
Department of Regional Planning

FROM: Randine M. Ruiz *HW/for*
Subdivision Processing Section
Department of Public Works

CONDITIONAL USE PERMIT NO. 95-192

We have reviewed the subject case in the Altadena area in the vicinity of Lincoln Avenue and Ventura Street. This case is to allow expansion of adult residential board and care facility.

If this permit is approved, we recommend the following conditions:

1. Dedicate right of way 30 feet from centerline on Ventura Street.
2. Dedicate right of way 40 feet from the latest approved centerline alignment of Lincoln Avenue.
3. Dedicate right of way for a 13-foot radius return at the corner of Lincoln Avenue and Ventura Street.
4. Dedicate the right to restrict vehicular access to Lincoln Avenue.
5. Construct sidewalk on Lincoln Avenue and Ventura Street to the satisfaction of the Department of Public Works.
6. Close any unused driveway with curb, gutter and sidewalk.
7. Install street lights on Lincoln Avenue and Ventura Street to the satisfaction of the Department of Public Works.
8. Plant and maintain street trees on Lincoln Avenue and Ventura Street to the satisfaction of the Department of Public Works.

GR GR:mg
B-9 (MG95) CUP95192

cc: Design

The adult residential care facility has 13 employees on the largest shift. There are no vehicles used directly by the facility. Thus, the project requires 13 parking spaces. Twenty two (22) uncovered and one covered parking spaces are indicated on the site plan, which exceeds the County Code's requirements. The applicant's site plan indicates ten (10) additional spaces. Most of these additional spaces are indicated in areas that are used for outdoor recreation and have not been striped. The applicant's site plan is in compliance with this requirement.

12. This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) as the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (Existing Facilities).
13. Hearing notices were mailed to 382 property owners and residents within a 1,000-foot radius of the subject property, including 10 local organizations, and four private persons identified on the Department's courtesy mailing list for projects in the Altadena Zoned District, and case materials were mailed to Altadena County Library on May 9, 2006. Advertisements were published in the Pasadena Star News and in La Opinion on May 10, 2006. According to the applicant, the public hearing notice was posted on the subject property 30 days prior to the public hearing.
14. Staff has received two letters regarding this request; one notes that there are sex offenders residing at this facility in close proximity to elementary schools and the other complains about the lack of tree trimming and landscape maintenance at the subject property.
15. The Commission finds that the conditions of approval can ensure that the continued operation and maintenance of a 50-bed adult residential care facility will not create adverse impacts to surrounding properties.
16. The Commission finds that the Department of Public Works recommendations to provide road improvements to Lincoln Avenue and Ventura Street are not necessary at this time because the applicant is not proposing to expand the facility and the costs of providing such improvements would be a hardship to the applicant. The commission finds such improvements impractical at this time.
17. 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, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of

- j. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Fire Department, Fire Prevention letter dated January 18, 2006, except as otherwise required by said department;
- k. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works letter dated May 24, 2006, except as modified by the Commission regarding road improvements on Lincoln Avenue and Ventura Street.
- l. Unless modified by this grant, all requirements of the Zoning Ordinance and conditions of approval shall be complied with;
- m. The permittee shall comply with all staffing, rules, regulations and facility requirements established and regulated by the State of California;
- n. All exterior lighting shall be hooded and directed downward. Such lighting shall be designed so as to prevent glare or direct illumination to any adjacent residential use. The parking lot shall be illuminated. Such illumination shall be controlled by a motion sensor or timer;
- o. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
- p. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary; yard areas that are visible from the street shall be free of debris, trash, lumber and overgrown or dead vegetation; and
- q. Outside storage of trash shall be within an approved trash enclosure.

Attachments:

County of Los Angeles Department of Public Works letter dated May 24, 2006
County of Los Angeles Fire Department, Fire Prevention letter dated January 18, 2006

SD:JB
08/09/06



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Seymour Roberts
Street: 2612 N. Lincoln Avenue
City: Altadena, CA 91001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certifies that I am/we are the owner(s) of real property ("Owner/Owners") located in the unincorporated portion of the County of Los Angeles, State of California, legally described as:

See Attached Exhibit "A"

As recorded in Book 5828 Page 017 of Maps, Recorder's Office, Los Angeles County. The property ("Subject Property") is located at and is known by the following address: 2600 & 2612 Lincoln Avenue and 378 Ventura Street, Altadena, and Assessor Parcel Number(s): 5828-017-001, 5828-017-002, 5828-017-003, 5828-017-005, 5828-017-008

I/We hereby agree and covenant with the County of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

The Owner(s) acknowledge(s) and confirm(s) that he/she/they understand(s) that the zoning laws of the County of Los Angeles and the **Conditional Use Permit No. 201500049, Project No. R2015-01082-(5)** allowance of a 50-bed adult residential care facility on the Subject Property. The Owner(s) further acknowledge(s) and confirm(s) that intentionally providing false and/or materially misleading information to the County for the purpose of obtaining a planning approval may result in, but not limited to, revocation of any approvals and/or entitlements obtained therefrom, criminal/civil prosecution, and/or the imposition of civil fines and/or penalties against the Owner(s) and the Subject Property.

The Owner(s) further promise(s), covenant(s), and agree(s) for himself/herself/themselves, his/her/their heirs, successors, assignees, and encumbrances to indemnify, defend, and hold harmless the County, its agents, officers, and employees from costs and legal fees, and claims for damages of any nature whatsoever, including but not limited to bodily injury, death, personal injury, or property damage, arising directly or indirectly from or connected with the approval of **Conditional Use Permit No. 201500049, Project No. R2015-01082-(5)** or maintenance of the Subject Property.

This Covenant shall run with all the above-described land in perpetuity and shall be binding upon the Owners(s), his/her/their heirs, successors, assignees, encumbrances, and future owners or shall continue in effect until released by the authority of the Director of the Department of Regional Planning of the County of Los Angeles upon submittal of request, applicable fees and satisfactory evidence that the Covenant is no longer required.

Project No.: R2015-01082-(5) Permit No.: CUP201500049

Executed this _____ day of _____, 20__ at _____, California, under penalty of perjury of the laws of the State of California.

OWNER(S) NAME:
(Two Officer's names/signatures required for Corporations)

SIGNED: _____ SIGNED: _____

PRINT NAME: _____ PRINT NAME: _____

NAME OF CORPORATION: _____

(NOTARY SEAL TO BE ATTACHED)

Parcel "B"

Lot 5 of Tract No. 16030, as per map, recorded in Book 353, pages 15 and 16 of Maps, in the Office of the Recorder of said County.

Parcel "C"

Parcel 1: That portion of Lot 2 of Tract No. 1117, as per map recorded in Book 17, page 101 of Maps, in the Office of the Recorder of said County, described as follows:

Beginning at the Southeastly corner of said lot; thence along the Southerly line of said lot, North 68° 26' West 277.00 feet; thence at right angles from said Southerly line, North 21° 34' East 167.00 feet to the most Easterly corner of the land described in the Deed to Golden R. Lough, et ux, recorded March 1, 1948 as Instrument No. 96, said most Easterly corner being the true point of beginning of this description; thence continuing North 21° 34' East 52.60 feet to a line parallel with said Southerly line of said lot, which passes through the Westerly line of said lot, distant Southerly along said Westerly line of said lot, distant Southerly along said Westerly line 26.12 feet from the North-westerly corner of said lot; thence along said parallel line, North 68° 26' West to said Westerly line of said lot; thence along said Westerly line, South 16° 34' West to the most Northerly corner of said land described in said above mentioned Deed; thence along the Northerly line of said land described in said Deed, South 68° 26' East to the true point of beginning.

Parcel 2: Any rights appurtenant to Parcel 1 above described, in that portion of Lincoln Avenue, adjoining said Parcel 1 on the West.

Exhibit "A" - Escrow 52-14801-D

79- 768473