



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

### City Planning Commission

**Date:** June 26, 2025

**Time:** 08:30 a.m.

**Place:** Van Nuys City Hall

Council Chamber, Second Floor

14410 Sylvan Street

Van Nuys, Ca 91401

**Public Hearing:** May 13, 2025

**Appeal Status:** Appealable to City Council

**Expiration Date:** July 25, 2025

**Multiple Approval:** No

**Case No.:** CPC-2021-10425-CU3

**CEQA No.:** ENV-2021-10426-CE

**Incidental Cases:**

N/A

**Related Cases:** N/A

**Council No.:** 2 - Nazarian

**Plan Area:** North Hollywood – Valley Village

**Specific Plan:** None

**Certified NC:** North Hollywood West

**GPLU:** Low Residential

**Zone:** R1-1

**Applicant:** Khoren Dichigrikian

**Representative:** Mailian and Associates

**PROJECT LOCATION:** 6940, 6942 Longridge Avenue

**PROPOSED PROJECT:** A Class 3 conditional Use for a change of use from an existing 4,078 square foot, one-story Single-Family Dwelling with attached garage and detached 865 square-foot, one-story ADU, where only the single-family dwelling will be a 16-bed Congregate Living Health Facility for inpatient care including basic services such as medical, 24-hour skilled nursing and supportive care for persons who are mentally alert, physically disabled, diagnosed with terminal illness and/or life-threatening conditions and catastrophically and severely disabled in the R1 Zone.

- REQUESTED ACTION:**
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures) there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
  2. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.3, a Class 3 Conditional Use for a change of use from Single-Family Dwelling with attached garage and a detached ADU, where only the single-family dwelling will be a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 zone.
  - 2a. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.3.F.2, to permit up to a 20 percent reduction in the number of parking spaces to three parking spaces in lieu of four parking spaces.

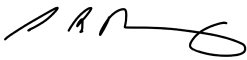
### RECOMMENDED ACTIONS:

1. **Determine**, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 (Class 3), based on the whole of the record, that the project is Categorical Exempt from the California Environmental Quality Act ("CEQA").

2. **Approve**, pursuant to Los Angeles Municipal Code (LAMC) Article 13B.2.3, a Class 3 Conditional Use for a change of use from Single-Family Dwelling attached garage and a detached ADU, where only the single-family dwelling will be a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 zone.
- 2a. **Approve**, pursuant to Los Angeles Municipal Code (LAMC) Article 13B.2.3.F.2, to permit up to a 20 percent reduction in the number of parking spaces to three parking spaces in lieu of four parking spaces.
3. **Adopt** the attached findings.

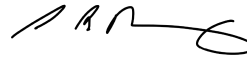
VINCENT P. BERTONI, AICP  
Director of Planning

for Blake Lamb



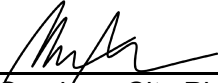
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Blake Lamb, Principal City Planner



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Jojo Pewsawang, Senior City Planner



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## PROJECT ANALYSIS

### **Project Summary**

The project involves the change of use of an existing 4,078 square-foot, one-story single-family dwelling with an attached garage and a detached 865 square-foot, one-story ADU, where only the single-family dwelling will be used for a 16-bed Congregate Living Health Facility (CLHF). The ADU located at the rear of the property will remain separate and be used as a rental property. CLHF's are residential homes which provide inpatient care, including basic services such as medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, etc. Care is provided on a recurring, intermittent, extended, or continuous basis. The CLHF will serve patient populations including but not limited to individuals with physical disabilities, terminally ill, and/or catastrophically and severely disabled. The 16-bed CLHF facility will include eight (8) bedrooms, two and a half bathrooms, a laundry room, kitchen, a living room, a Study room and lobby area. The applicant has stated that the use will primarily be dedicated to persons with disability Housing.

<b>Project Summary</b>	
Use	Single-Family Residence – Congregate Living Health Facility
Floor Area	4,078 SF
Height	18 feet Eight inches One-Story
Beds	16
Automobile Parking	Three spaces

### **Project Detail**

#### **Site Plan**

The project's street frontage is defined by two different one-way driveways that utilizes two existing curb cuts at the property along Longridge Avenue. The front yard setback includes landscaping improvements, furthering the residential design of the site. A total of three parking spaces are spread throughout, with code required off-street parking spaces including a garage with permeable pavers and carport located at the rear of the site adjacent to the existing ADU, respectively. Both side yard setbacks include hardscape drive aisles that provides access to the rear parking area. The rear yard includes an 865 square-foot ADU that will be used as a rental property. Trash receptacles, including separate medical waste bins are located at the rear of the project site adjacent to the existing ADU.

#### **Operations**

Below is a table outlining proposed operating parameters of the proposed project.

Visitor Hours	By appointment only
Trash Pick-Up	9 a.m. to 5 p.m.
Quiet Hours	10 p.m. to 7 a.m.
Admissions and Discharge of Residence	8 a.m. and 5 p.m.
Staff Shift Times	Shift 1: 7 a.m. – 7 p.m. Shift 2: 7 p.m. – 7 a.m.

## Request

The State of California allows for Congregate Living Health Facilities with six or fewer beds to be permitted by-right in any single-family zone. HSC Section 1267.16(c) states that facilities over six beds are subject to conditional use permit requirements of the local jurisdiction. The applicant is requesting a Conditional Use to permit a Congregate Living Health Facility with more than 6 beds (sanitarium) in the R1 Zone. The facility will include 16 beds.

## Background

### Project Site

The project site is an interior lot with approximately 11,557 square feet (.26 acres) of lot area. The site has a street frontage of approximately 82 feet along the east side of Longridge Avenue with a lot depth of approximately 135 feet. The site is currently developed with an existing 4,078 square-foot, one-story single-family dwelling with an attached garage and a detached 865 square-foot, one-story ADU that was constructed between 2022 and 2024. The project site was issued its Certificate of Occupancy from the Department of Building and Safety on August 15, 2024. According to the applicant, the single-family dwelling was purposely built to serve as a Congregate Living Health Facility for the purpose of inpatient care with eight (8) bedrooms, two and a half bathrooms, a laundry room, kitchen, a living room, a Study room and lobby area. The project site is located within the North Hollywood – Valley Village Community Plan with a land use designation of Low Residential and is zoned R1-1. The site is further located within an AB 2334 Low VMT area, an Urban Agriculture Incentive Zone, a liquefaction area and is within 5.51 kilometers of the nearest known fault (Verdugo Fault).

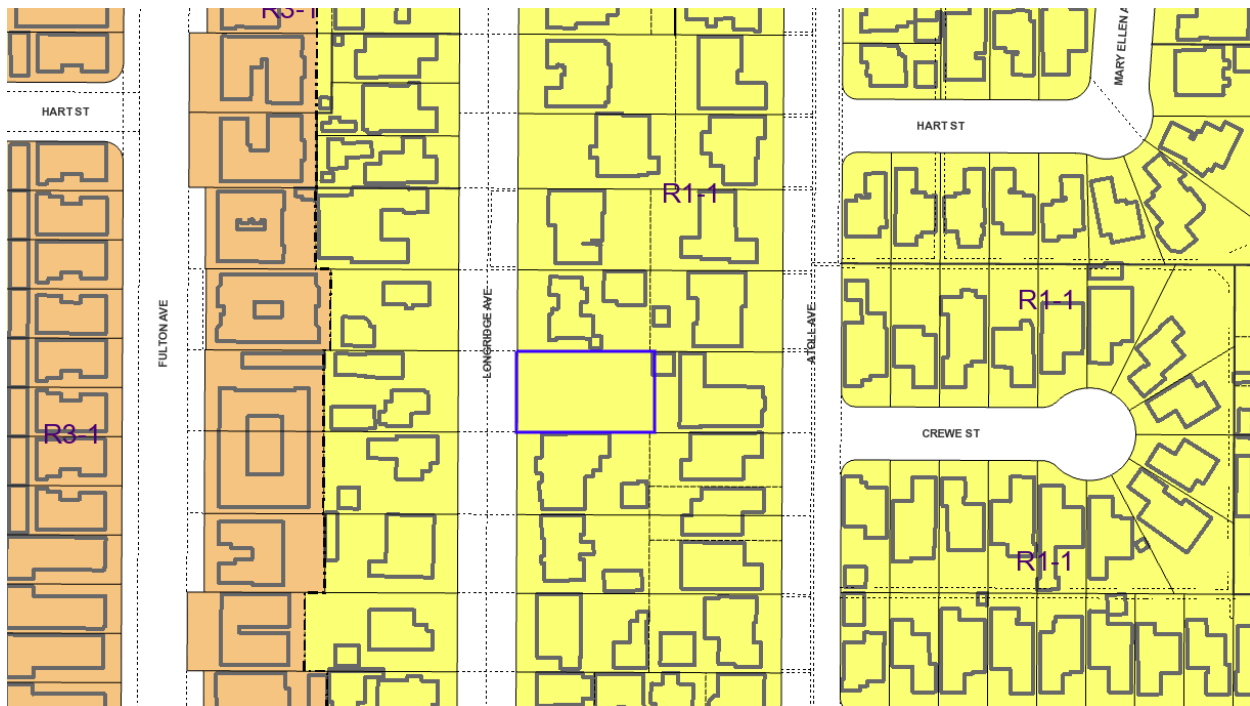


Figure 3. Property Zoning

### Congregate Living Health Facility

According to the California State Health and Safety Code (HSC) Section 1250(i)(1), a Congregate Living Health Facility is:

*“A residential home with a capacity, except as provided in paragraph (4), of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.”*

Congregate Living Health Facilities (CLHF) regulations are located under California Health and Safety Code (HSC) Section 1267.13. Regulations include limitations on the number of beds, requirements for common rooms such as living rooms, dining rooms, or other recreation rooms, life/safety certifications (fire suppression systems), and the requirement to have a non-institutional, homelike environment. According to CA HSC, CLHFs are considered single-family residences, with the inhabitants of the CLHF considered as a single-family and can have no more than 18 beds.

CLHF serve the following patient populations:

<b>Congregate Living Health Facility Patient Population</b>	
A	Persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
B	Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A “life-threatening illness” means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
C	Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or non-degenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.

The proposed CLHF would need to be licensed by the California Department of Public Health with local oversight provided by the Los Angeles County Department of Public Health. The use would also be subject to local oversight by the Department of Building and Safety and the Department of City Planning for local zoning and building code compliance.

#### General Plan Land Use Designation and Zoning

The project site is located within the North Hollywood – Valley Village Community Plan with a land use designation of Low Residential and is zoned R1-1. The applicant is requesting a Class 3 Conditional Use to permit the change of use to a 16-bed, 4,078 square-foot Congregate Living Health Facility (CLHF) in the R1-1 Zone. The existing 865 square foot ADU located at the rear of the lot will remain as a rental property.

#### Surrounding Properties

The project site is located within a predominantly residential area. The properties to the north, east, south and west are zoned R1-1. The abutting properties to the north of the subject site are

developed with one and two-story single-family dwellings. The abutting properties to the east of the subject site are developed with one-story single-family dwellings. The abutting properties to the south of the subject site are developed with one-story single-family dwellings. The properties to the west of the subject site across from Longridge Avenue are developed with one-story single-family dwellings.

### Streets and Circulation

Longridge Avenue, adjoining the subject property to the west, is a Local Street, dedicated to a right of way width of 60 feet and a roadway width of 36 feet and improved with asphalt roadway, concrete curb, gutter and sidewalk.

### Relevant Cases

#### Subject Property:

Permit No. 18010-20000-03174 – On August 15, 2024, The Department of Building and Safety issued a Certificate of Occupancy for a new one-story single-family dwelling at 6940 Longridge Avenue.

Permit No. 19010-20000-00788 – On August 15, 2024, The Department of Building and Safety issued a Certificate of Occupancy for a new one-story ADU per AB 494 and SB 229 to be issued concurrently with permit no. 18010-20000-03174 at 6942 Longridge Avenue.

Permit No. 18010-20002-03174 – On August 8, 2024, The Department of Building and Safety issued a building permit to include an attached garage into work description for a supplemental permit no. 18010-20000-03174 at 6940 Longridge Avenue.

Permit No. 19019-20000-05019 – On August 8, 2024, The Department of Building and Safety issued a building permit for the demolition of an existing Single-Family Dwelling and detached carport with recreation room at 6940 Longridge Avenue.

Assembly Bill No. 1211 – On October 4, 2015, the Governor of the State of California approved AB 1211, which amends Section 1250 of the Health and Safety Code to expand the cap on bed counts for congregate living health facilities from 12 beds to 18 beds.

#### Surrounding Properties:

None

### Requested Actions

#### Conditional Use

- a. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures) there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
- b. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.3, a Class 3 Conditional Use for a change of use from Single-Family Dwelling with attached garage and a detached

ADU, where only the single-family dwelling will be a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 zone.

- i. Pursuant to Los Angeles Municipal Code (LAMC) Article 13B.2.3.F.2, to permit up to a 20 percent reduction in the number of parking spaces to three parking spaces in lieu of four parking spaces.

### **Public Hearing and Issues**

A public hearing was conducted virtually by the Hearing Officer on May 13, 2025, at 10:00 a.m. The hearing was attended by three member of the public, the applicant's representative and Department of Transportation staff. There was no comment during the public hearing from the members of the public in attendance. No Issues were brought up during the public hearing.

### **Issues**

During the virtual Hearing Officer hearing on May 13, 2025, there were no issues brought up from the members of the public. After the Officer Hearing City Planning staff received phones calls about the proposed project.

City Planning staff received a total of two calls from the neighborhood. The issues that were brought up are how the proposed project is not compatible with the neighborhood and will lower property value. Other concerns are this proposed project will increase the amount of traffic into the neighborhood and will overcrowd the streets around the site with the staff/visitors parking in front of their house.

### **Conclusion**

Based on the information submitted, the surrounding uses, and the proposed project's compliance with the North Hollywood – Valley Village Community Plan, staff recommends that the City Planning Commission approve the requested Class 3 Conditional Use for the change of use from Single-Family Dwelling into a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 zone. The project will improve housing accessibility to more population segments, particularly people with disabilities. The Congregate Living Facility provides an essential service to provide a variety of care to people with disabilities in a comfortable setting and will be an asset to the North Hollywood community.



## CONDITIONS OF APPROVAL

Pursuant to LAMC Article 13B.2.3, the following conditions are hereby imposed upon the use of the subject property:

### **Entitlement Conditions**

1. **Use.** Use of the subject property shall be limited to the change in use from Single-Family Dwelling for a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 zone, identified as seen on Exhibit "A" for Congregate Living Health Facility related uses in a predominate residential use area.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the attached plans labeled as Exhibit A, stamped, signed and dated by Department of City Planning Staff, attached to the subject case file, and except as modified by this action.
3. **Bed Capacity.** The Congregate Living Health Facility shall be limited to a maximum number of 16 beds.
4. **Plans.** Prior to the issuance of permits, detailed development plans including a complete landscape and irrigation plan and a parking area plan, shall be submitted to the Planning Department for review and sign-off clearance. The subject property shall be maintained in general conformance with the site plan stamped as "Exhibit A", attached to the subject case file. The plans shall comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.
5. **Operating Hours. The following operating hours shall be limited to the following:**
  - a. **Staff Shift times :** Shift 1: 7 a.m. – 7 p.m., Shift 2: 7 p.m. – 7 a.m.
  - b. **Admission and Discharge of Residence:** 8 a.m. and 5 p.m.
  - c. **Trash Pick – Up:** 9 a.m. to 5 p.m.
  - d. **Visitor Hours:** By appointment only
  - e. **Quiet Hours:** Quiet hours shall be observed from 10 p.m. to 7 a.m., daily. During quiet hours, the following activities shall be limited to the greatest extent feasible:
    - i. Patient intake/discharge
    - ii. Resident visitation or facility hours
    - iii. Deposit of trash or recycling materials in outside bins
6. **Parking.**
  - a. **Automobile Parking.** A 20 percent reduction in parking spaces in accordance with the LAMC Article 13B.2.3.F.2 is allowed to provide three parking spaces in lieu of four parking spaces.
7. **Front Yard.** The front yard shall have a minimum 50% landscaping per LAMC Section 12.21-C,1(g).
8. **Fence.** The front yard fence shall meet LAMC Section 12.22-C,20(f)
  - a. The fence and gates shall be maintained in good repair, operational order, kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence and be compatible therewith in color and material. The fences shall be

uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration.

- b. No planted landscaping or shrubbery shall be located adjacent to the fence which exceeds 42 inches in height.
9. **Loading and Unloading.** All loading activities shall be conducted on-site.
10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate any adjacent properties, the public right-of-way, or the above night skies.
11. **Good Neighbor Policy.** A telephone number and email address shall be provided for the receipt of complaints from the community regarding the subject facility. The contact information shall be:
  - posted at the entry or customer service desk,
  - provided to the immediate neighbors and the Neighborhood Council, and
  - responded to within 24-hours of any complaints/inquiries received on this hot line.
12. **Trash/Storage**
  - a. All trash collection and storage areas shall be located on-site and shall not be visible from the public right-of-way.
  - b. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.
  - c. Trash/recycling containers shall be locked when not in use.
  - d. Medical waste disposal shall occur only between the hours of 9 a.m. to 5 p.m., Monday through Friday.
13. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
14. Prior to the issuance of a building permit, access and internal circulation shall be reviewed and approved by the Department of Transportation.
15. **Condition Compliance.** If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Director of Planning will have the right to require the applicant or Congregate Living Health Facility operator to file for a Plan Approval. In the event of a Plan Approval filing, the applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties abutting the property.

#### **Administrative Conditions of Approval**

16. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

17. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
18. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
20. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
21. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
22. **Utilization of Entitlement.** The applicant/owner shall have a period of two years from the effective date of the subject grant to effectuate the terms of this entitlement by either securing a building permit or a certificate of occupancy for the authorized use, or unless prior to the expiration of the time period to utilize the privileges, the applicant files a written request and is granted an extension to the termination period for up to one additional year pursuant to Section 12.24.J of the Municipal code. Thereafter, the entitlement shall be deemed terminated and the property owner shall be required to secure a new authorization for the use.
23. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any

- judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

In order for the Conditional Use to be granted, all legally mandated findings delineated in Article 13B.2.3 of the Los Angeles Municipal Code must be made in the affirmative:

### **Conditional Use Findings**

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is located on the east side of Longridge Avenue Street, approximately 960 feet north of the intersection of Longridge Avenue and Vanowen Street. The site is located in the community of North Hollywood and is in a predominantly single-family neighborhood. Properties on Longridge Avenue are zoned R1-1. The project site is an existing 4,078 square foot, one story single-family dwelling with attached garage and an 865 square foot detached ADU. As per the applicant the detached ADU will remain as a rental property. The proposed project is designed to be compatible with surrounding properties. The building's design includes a sloping roof with colored stucco walls, foam molding, and stone panels for architectural variation. The project will also be landscaped, furthering its compatibility with surrounding residential uses. No signage will be visible that would indicate that the dwelling is a CLHF. Thus, the project will enhance the built environment in the surrounding neighborhood by repurposing a single-family dwelling with a CLHF, on a lot that is zoned for such purposes.

The project will provide a service that is beneficial to the community. Congregate Living Health Facilities are a type of long-term care facility that are meant to house persons with special needs in a residential setting. They are intended to be less institutional in nature, allowing residents to live in normal residential surroundings where they can experience independence and participate in community life while receiving services and care. According to the California Department of Public Health Center for Health Care Quality Annual Fee Report for fiscal year 2022-2024, statewide, there are a total 1,851 beds total. CLHF patient populations include mentally alert persons, automobile accident victims, work related accidents, heart attack, stroke, and diabetes related illnesses. The proposed project will provide a necessary service for persons with special needs including physically disabled persons who may be ventilator dependent, persons with terminal illness or life-threatening illness, or persons who are catastrophically and severely disabled. The CLHF thus will provide a beneficial service to the region as whole by providing additional capacity through more beds to help address high demand for CLHF services.

The CLHF is a single-family residential facility and has been designed and conditioned to minimize impacts to the surrounding community. Conditions include restriction on delivery hours, the requirements to provide a hot line number and email address to log complaints, and requirements to enclose trash storage will ensure that the use is compatible with the surrounding predominantly single-family neighborhood.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject site is located in the R1-1 zone interior lot approximately 11,557 square feet on the east side of Longridge Avenue. The site is within the North Hollywood – Valley Village Community Plan, which has a land use designation of Low Residential in the R1-1 Zone. The project site is currently developed with an existing 4,078 square foot, one-

story single-family dwelling with an attached garage and detached ADU. The surrounding properties are zoned R1-1 developed with one to two story single-family dwellings.

The proposed project is the change in use of an existing Single-Family dwelling into a 16 bed Congregate Living Facility serving for inpatient care persons with special needs. As the project will not result in any physical expansion to the building footprint, and the building was built in conformance with all applicable zoning codes, the overall size and location of the facility will remain compatible with the surrounding neighborhood. It should be noted that the state permits up to a 6-bed facility to be by-right in the R1 zone so the use of a CLHF is permitted in the zone.

The proposed project is requesting for an up to 20% reduction in the number of required parking spaces otherwise required by LAMC Section 12.21-A,4. The project site will be provided three parking spaces in lieu of four parking spaces. The reduction in parking spaces will not impact the neighborhood, according to the representative the facility will have one staff member per shift. The facility will operate 24 hours a day daily, where the shifts are broken down in two shifts from 7 am to 7pm and from 7pm to 7am. The staff will not overlap for long periods of time which would accommodate for two parking spaces at a time. Once the staff member from the previous shift is over that will leave one parking space open. The third parking space will be an ADA parking space required for the inpatient transportation if needed in emergency situations. Visitors will only be allowed with a scheduled appointment so as to accommodate the staff, patients, visitors, parking space and the neighborhood.

The Congregate Living Health Facility will operate 24 hours, daily, but will minimize impacts to the community by operating under a “Good Neighbor Policy” that has been conditioned as a part of this grant. Conditions include limiting shift change times, delivery times, and instituting quiet hours. The facility will be open for visitation by appointment only, the resident admissions and discharge will be at 8 a.m. and 5 p.m. The facility will be staffed with a maximum of four (4) staff members. The work schedule will be split up into two shifts from 7 a.m. to 7 p.m. and 7 p.m. to 7 a.m.

The Congregate Living Health Facility operations will be contained within the building and should not adversely impact the surrounding residential community. The CLHF is a residential home that provides 24-hour skilled nursing and supportive care. Given that the project’s location, size, height, and operations are similar and compatible with the surrounding residential uses, as for all intents and purposes, CLHF is considered a single-family residence, the project will be compatible with and will not degrade adjacent properties.

**3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The North Hollywood – Valley Village Community Plan designates the subject site for Low Residential land uses, corresponding to the RE9, RS and R1 Zones. The property is zoned R1-1. Thus, the site’s zoning is consistent with the adopted North Hollywood – Valley Village Community Plan. The project complies with the following goal, objectives, and policies of the Community Plan:

Objective 2: To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected in the year 2010

Objective 3: To make provisions for housing as is required to satisfy the needs and

desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

The proposed use of a Congregate Living Health Facility is considered to be a single-family residence, which is an allowed use in the R1 Zone. The facility is intended to offer a more homelike setting that serves patient populations that require skilled nursing care on a recurring, intermittent, extended, or continuous basis. The CLHF will provide critical services for patients who are deemed sufficiently stable to no longer meet the criteria for an acute hospital stay but are too medically fragile to go to a skilled nursing facility or directly home. According to the Floor Analysis for AB 1211, statewide, there is high demand and insufficient bed capacity at CLHFs. The project will fill a need for CLHFs for the local community and provide greater individual choice in housing type. Further, the single-story CLHF residence fits the character of other residential buildings along Longridge Avenue, which are generally improved with one to two-story single-family dwellings. Thus, the proposed location of the facility, in an established residential neighborhood, is appropriate. The project will provide the required three on-site parking spaces to help alleviate neighborhood concerns regarding staff parking on Longridge Avenue. As such, the proposed project substantially meets the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

#### **4. Environmental Findings**

**DETERMINE**, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3, New Construction or Conversion of Small Structures), there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Hearing**

The Public hearing was held virtually on May 13, 2025. There were five people in attendance, the representative, three people from the public and a staff member from the Department of Transportation. There was no public comment made from the neighbors. The staff from the Department of Transportation stated that the project has a site plan approval and incorporated in the staff report.

### **Summary of Public Hearing Testimony**

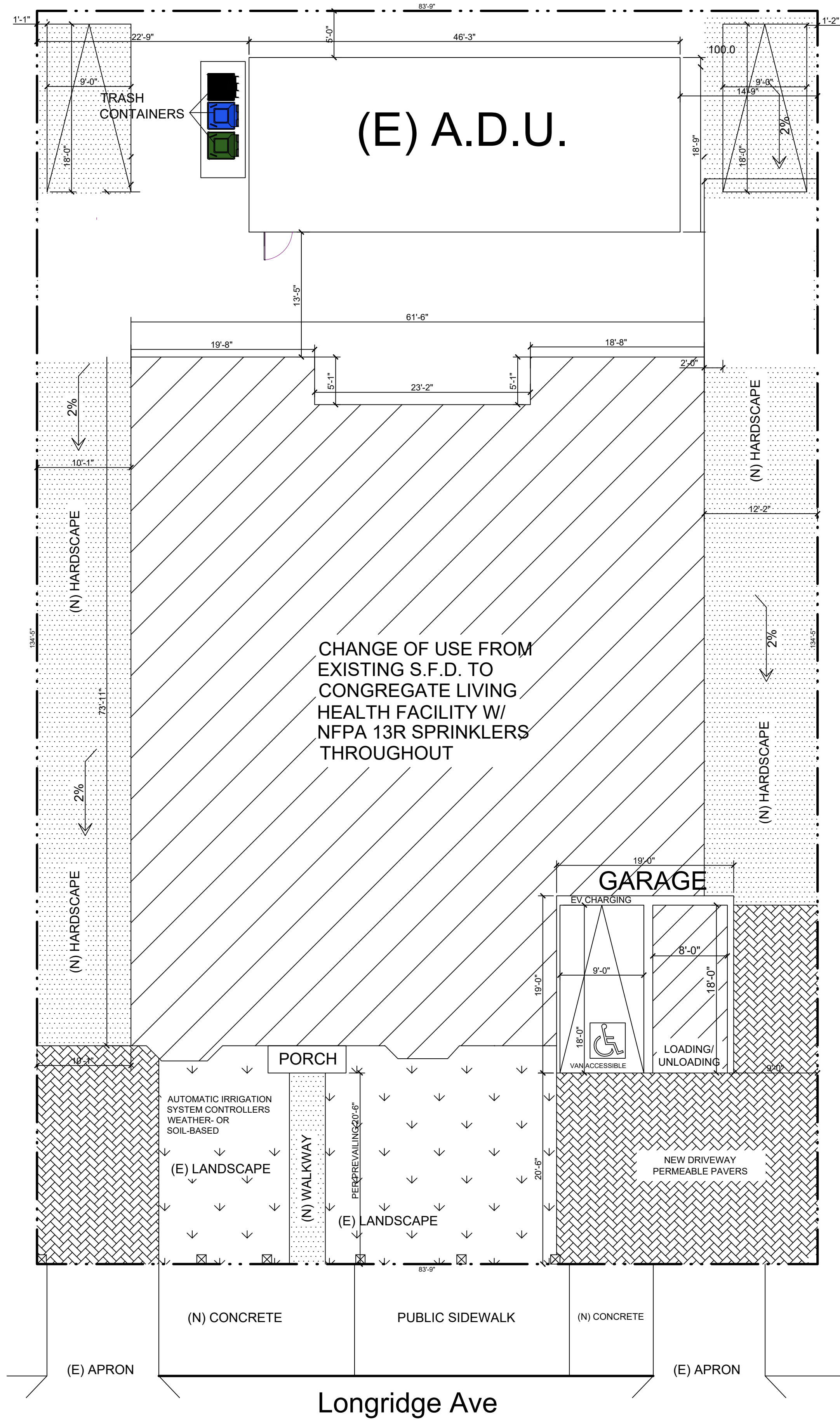
The representative's testimony was to clarify the project description to include persons of all ages for inpatient care that ranges from mentally alert to catastrophically and severely disabled. There will be staff members working 24 hours seven days a week, including one staff member per shift two to three shifts per day.

### **Communications Received**

Public comment was received after the Virtual Officer Hearing Public Hearing on May 13, 2025.

- A neighbor located at 6902 Londridge Avenue called Planning Staff stating that they are not in favor of the project.
- On June 3, 2025, a neighbor at 7055 Atoll Avenue called Planning Staff stating they do not agree with a Congregate Living Facility in the neighborhood since it will cause traffic in the area and lower property values.





NFPA 13R SPRINKLERS REQUIRED

THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

Longridge Ave

SITE PLAN  
SCALE: 1/8" = 1'-0"

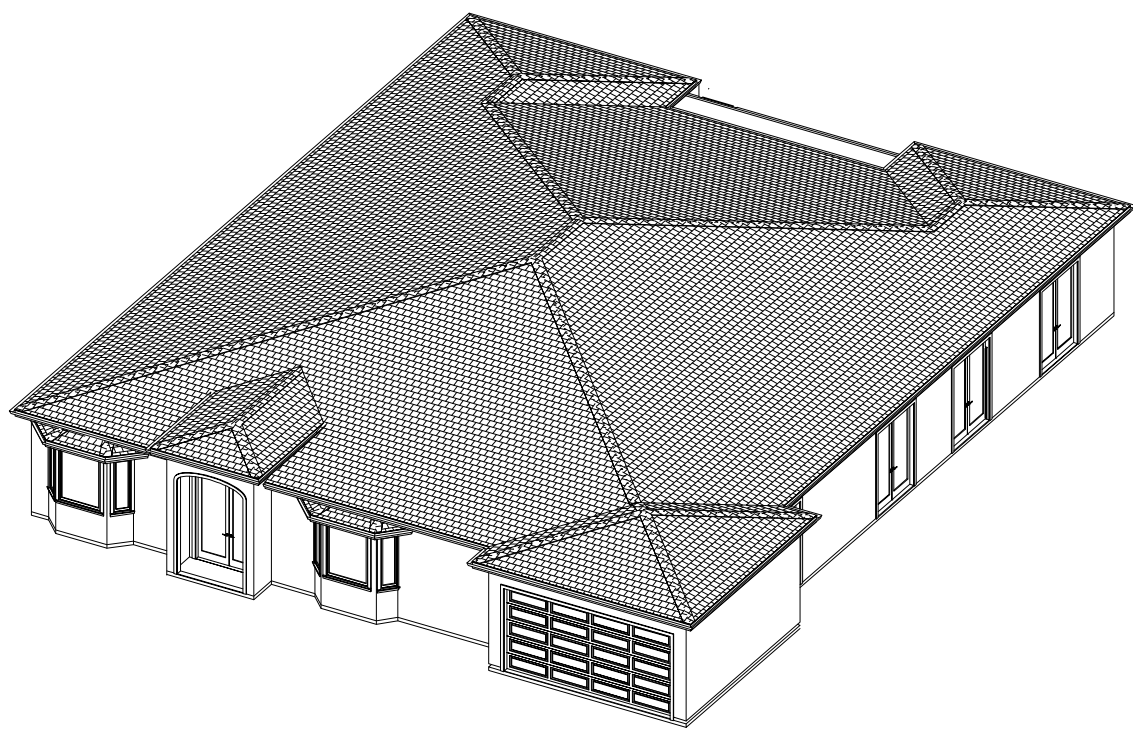
LEGAL DESCRIPTION

APN 2327006076  
TRACT LICENSED SURVEY  
LOT # FR 33  
ZONE R1-1  
FIRE ZONE NO  
CONST TYPE V-B  
STORIES ONE  
USE RESIDENTIAL  
LOT SIZE 11,557.5 SQ. FT.

(E) DWELLING UNIT 1,077 SQ. FT. (TO BE DEMOLISHED)  
(E) DWELLING UNIT 996 SQ. FT. (TO BE DEMOLISHED)  
(E) 4,066 SQ. FT. (RFA-4,066 SQ.FT.)  
(E) GARAGE 324 SQ. FT. - 200 = 124 SQ.FT.  
(E) PORCH 85 SQ.FT. (RFA-802 SQ.FT.)  
HEIGHT 18'-8"

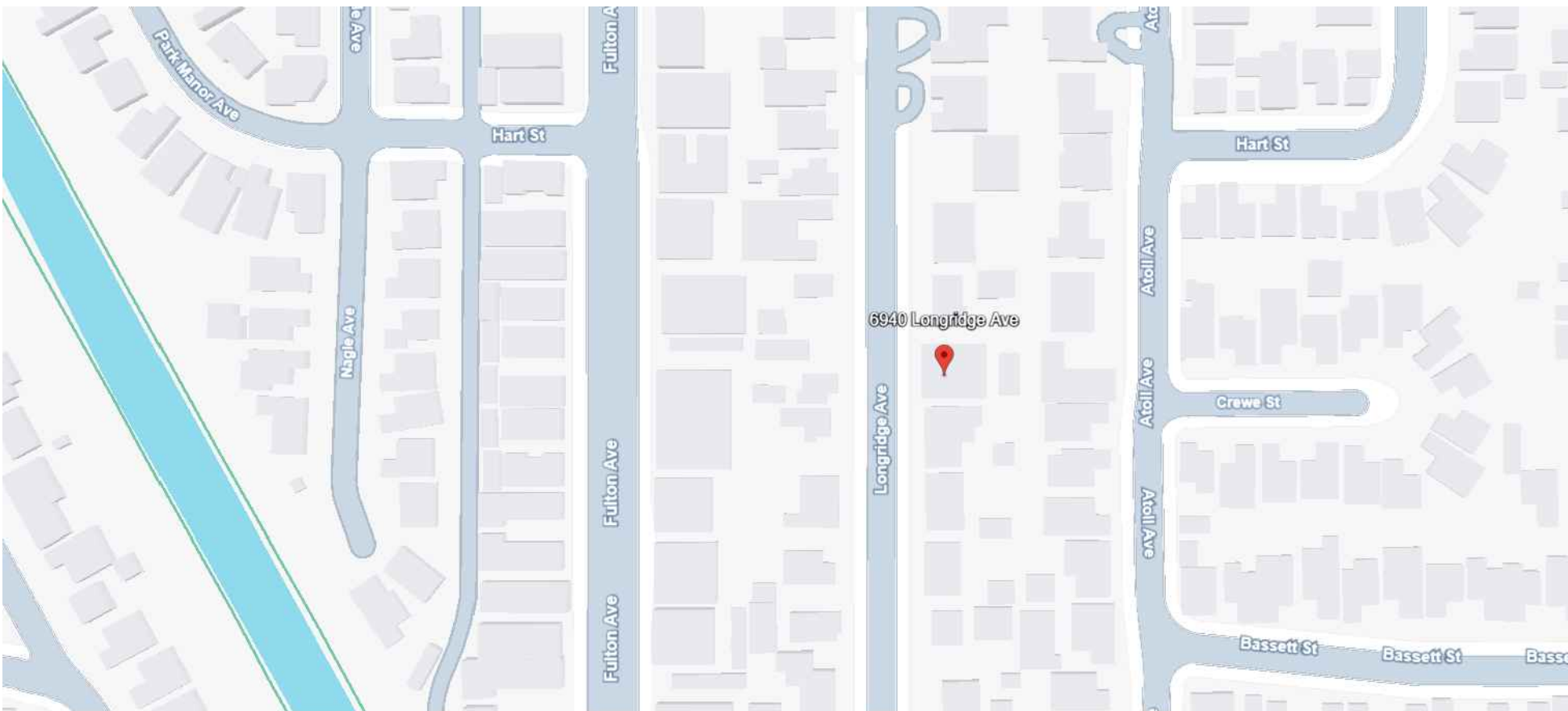
BASELINE MANSIONIZATION CALCULATUIONS  
ALLOWED 45% OF 11,557.5 = 5,200.8 SQ.FT.  
4,066+124+24+802=5,016 SQ.FT. < 5,200.8 SQ.FT.

REQUIRED PARKING CALC'S  
4,066 SF / 500 SF = 8.13 => 9 SPACES PER LAMC SEC. 12.21-A.4(D)(2)  
50% REDUCTION PER 12.21-A.4(U)  
20% REDUCTION PER 12.24-S  
TOTAL REQUIRED PARKING = 3



OVERVIEW

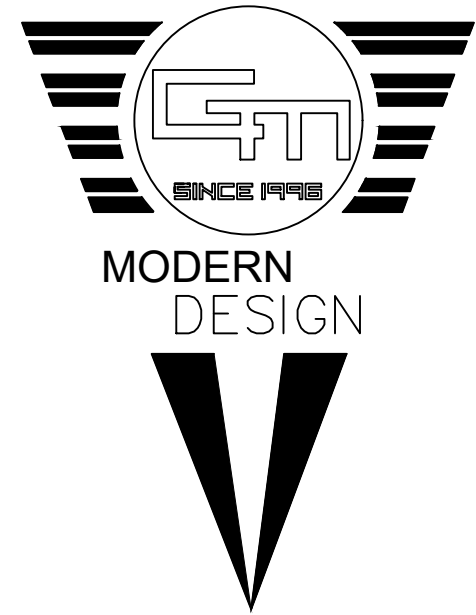
EXHIBIT "A"  
Page No. 1 of 3  
Case No. CPC-2021-10425-CU3



VICINITY MAP

FRONT YARD LANDSCAPE CALC'S  
TOTAL FRONT YARD SF - 1834.99 SF  
1834.99 / 2 = 917.49 SF  
LANDSCAPE SF - 1,189.42 SF  
HARDSCAPE SF - 917.5 SF  
1,189.42 SF > 917.49 SF

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VAN NUYS, CA. 91401  
(818) 374-1300  
(818) 374-1347  
E-Mail: GMmoderndesign@gmail.com

Owner:  
6940 Longridge Ave  
North Hollywood, CA 91605

Project Name:  
CHANGE OF USE FROM EXISTING S.F.D. TO CONGREGATE LIVING HEALTH FACILITY W/ NFPA 13R SPRINKLERS THROUGHOUT

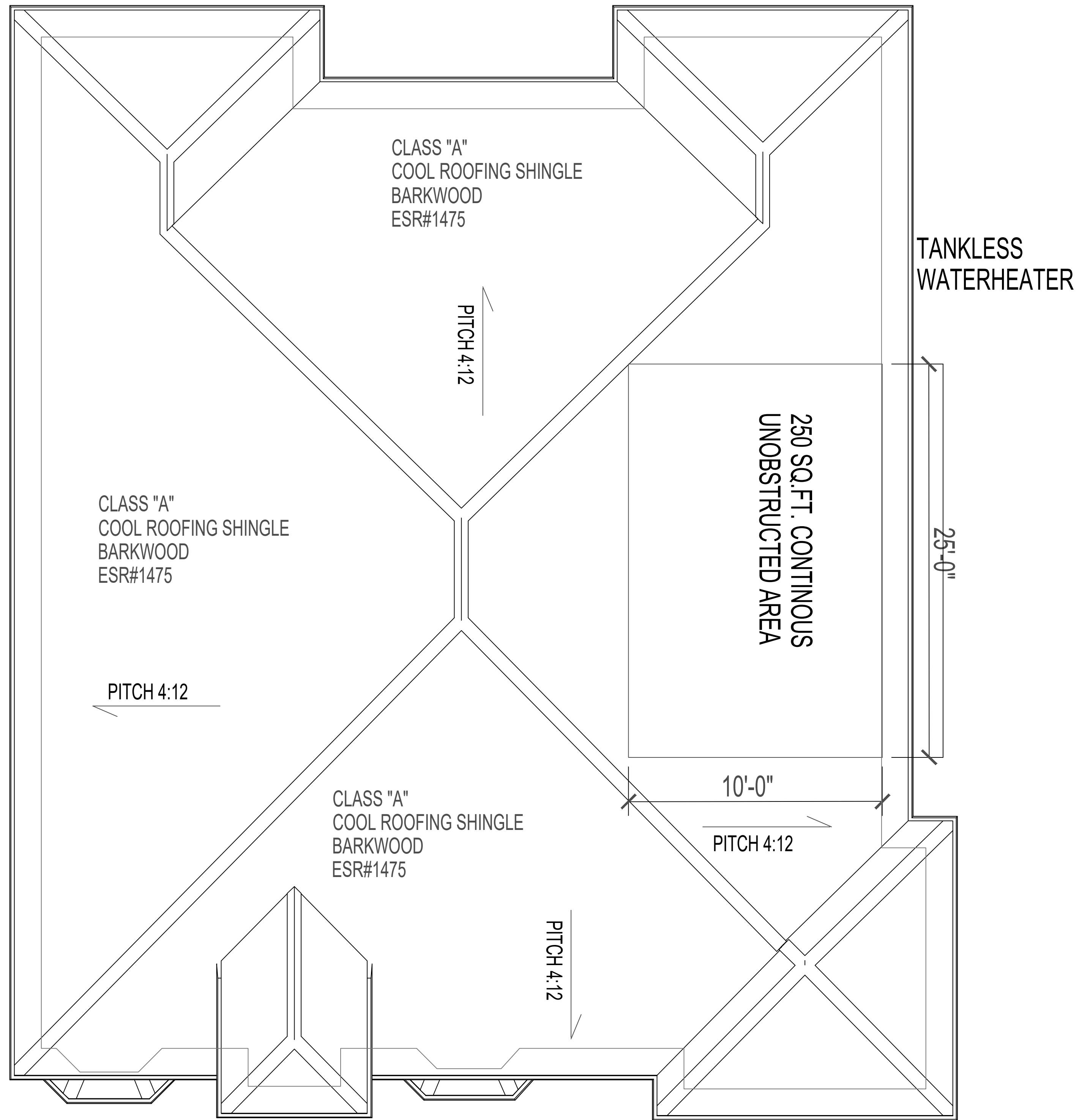
ADU Address:  
6942 Longridge Ave  
North Hollywood, CA 91605

Scale: 1/4"=1'-0"

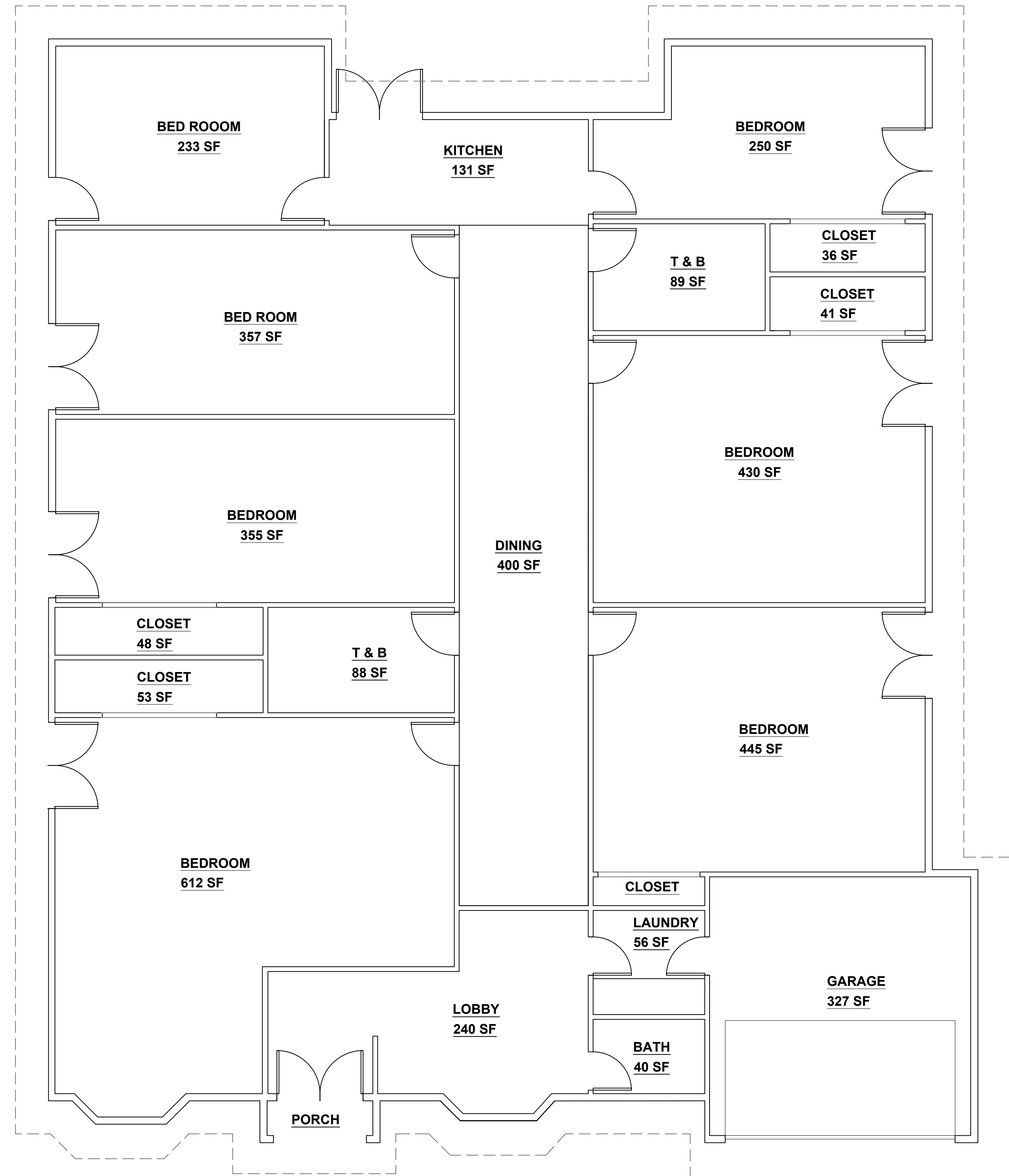
DRAWN BY: GREG MISAKYAN  
DRAWN BY:  
JOB NUMBER:  
PRINT DATE:  
SHEET NO:

A-1





1 ROOF PLAN  
Scale: 3/16"=1'-0"



2 FLOOR PLAN  
Scale: 3/16"=1'-0"

EXHIBIT "A"  
Page No. 2 of 3  
Case No. CPC-2021-10425-CU3

Use	Floor Area	Percentage
Alzheimer's / Dementia Care Housing	0 square feet	0 %
Assisted Living Care Housing	0 square feet	0 %
Senior Independent Housing	2926 square feet	75 %
Skilled Nursing Care Housing	0 square feet	0 %
Common Areas	976 square feet	25 %
Total	3902 square feet	100%

PROJECT CONTACT:  
CLIENT / APPLICANT:  
  
DESIGNER / EXPEDITOR:  
RAMON BAGUIO  
4273 CANOGA AVE  
WOODLAND HILLS, CA  
310-562-5382  
RBPLANDESIGN@GMAIL.COM  
WWW.CALPLANDESIGN.COM

PROJECT ADDRESS:  
  
(N) S.F.D.  
6940 NORTH LONGRIDGE AVE.  
LOS ANGELES, CA 91605

PROJECT TITLE:  
  
NEW  
S.F.D.

PROJECT DESCRIPTION:

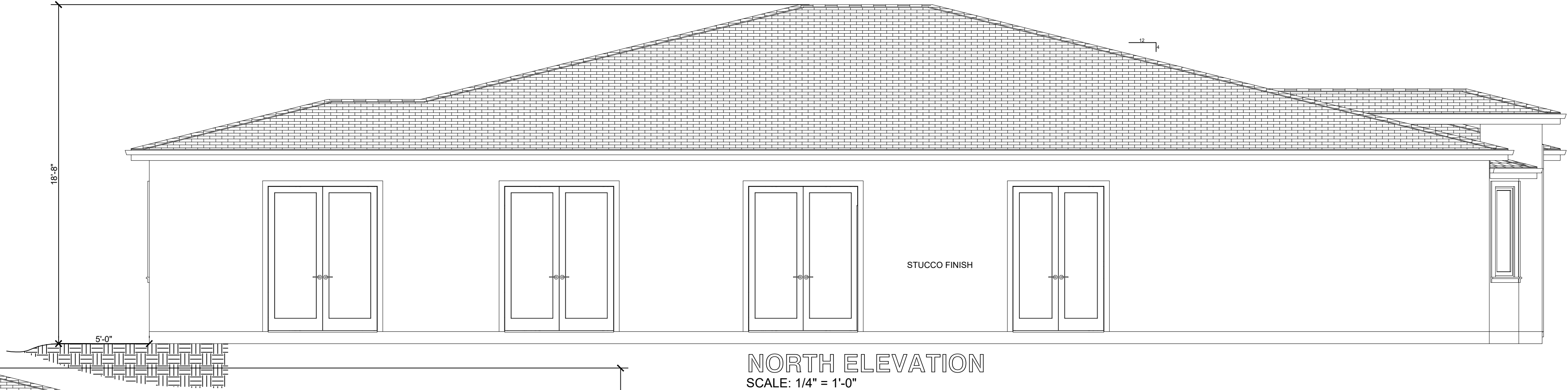
SHEET TITLE:  
  
ROOF PLAN  
(N) FLOOR PLAN  
FLOOR AREA %

DATE:  
02-28-23  
DRAWN BY: KEN

A2



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



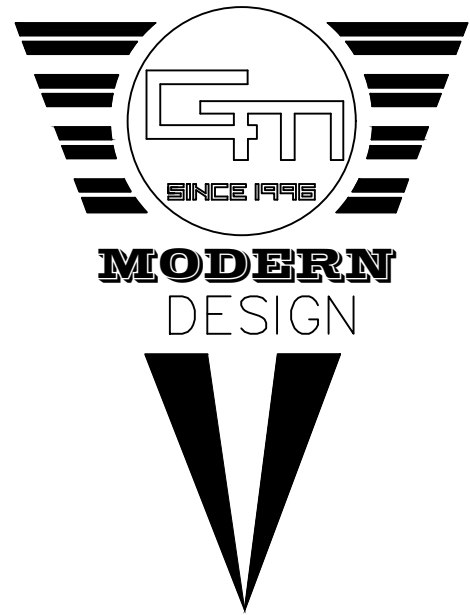
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

EXHIBIT "A"  
Page No. 3 of 3  
Case No. CPC-2021-10425-CU3

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E-Mail: GMmoderndesign@gmail.com

Owner:  
6940 Longridge Ave  
North Hollywood, CA 91605

Project Name:  
CHANGE OF USE FROM  
EXISTING S.F.D. TO  
CONGREGATE LIVING  
HEALTH FACILITY W/  
NFPFA 13R SPRINKLERS  
THROUGHOUT

Project Address:  
6940 Longridge Ave  
North Hollywood, CA 91605

Scale: 1/4"=1'-0"

DRAWN BY: GREG MISAKYAN  
DRAWN BY:  
JOB NUMBER: 000-2018  
PRINT DATE: 6 / 18 / 2018  
SHEET NO:

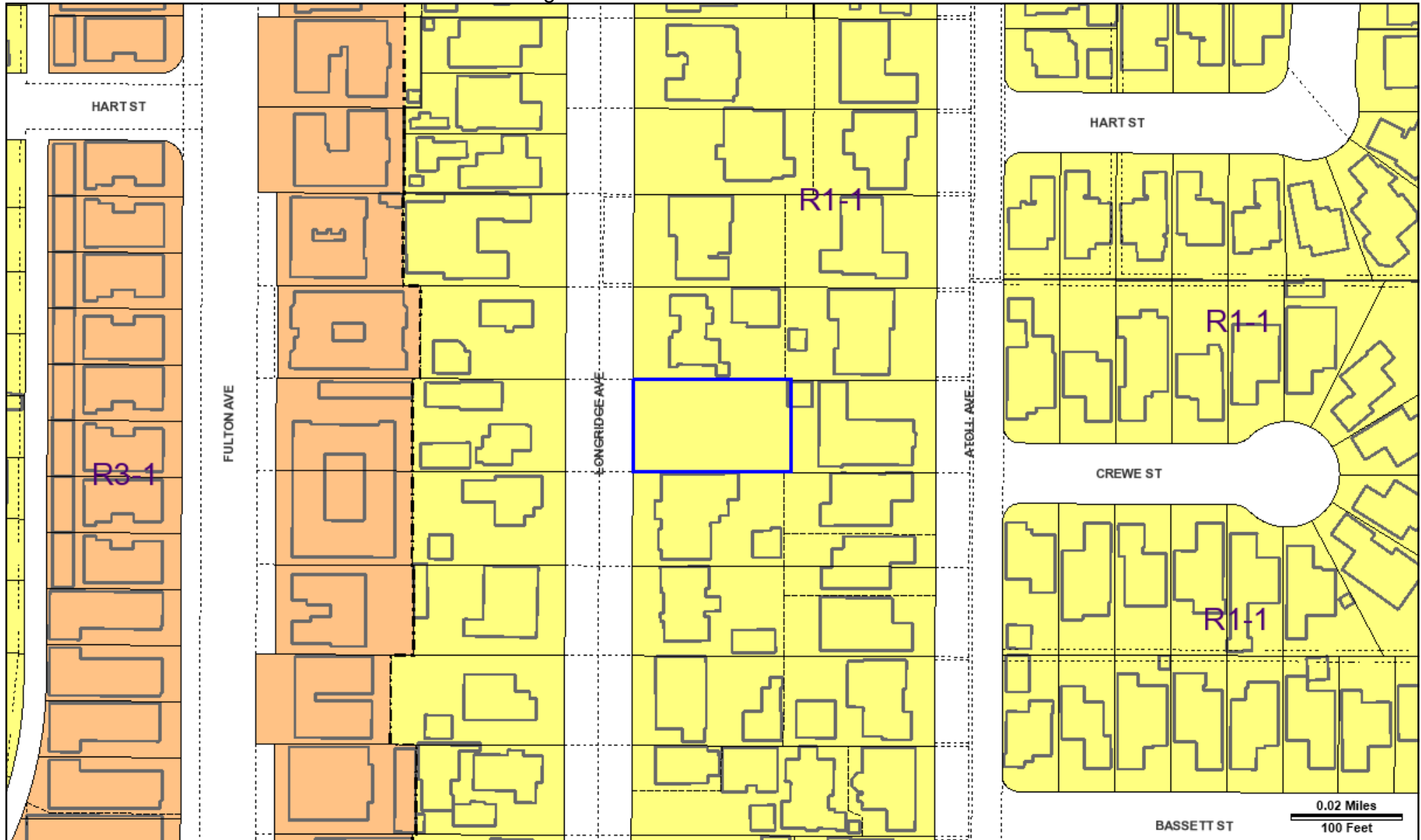
A-3

## Exhibit B

### Maps







Address: 6940 N LONGRIDGE AVE

APN: 2327006076

PIN #: 183B157 609

Tract: LICENSED SURVEY

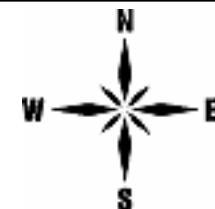
Block: None

Lot: FR 33

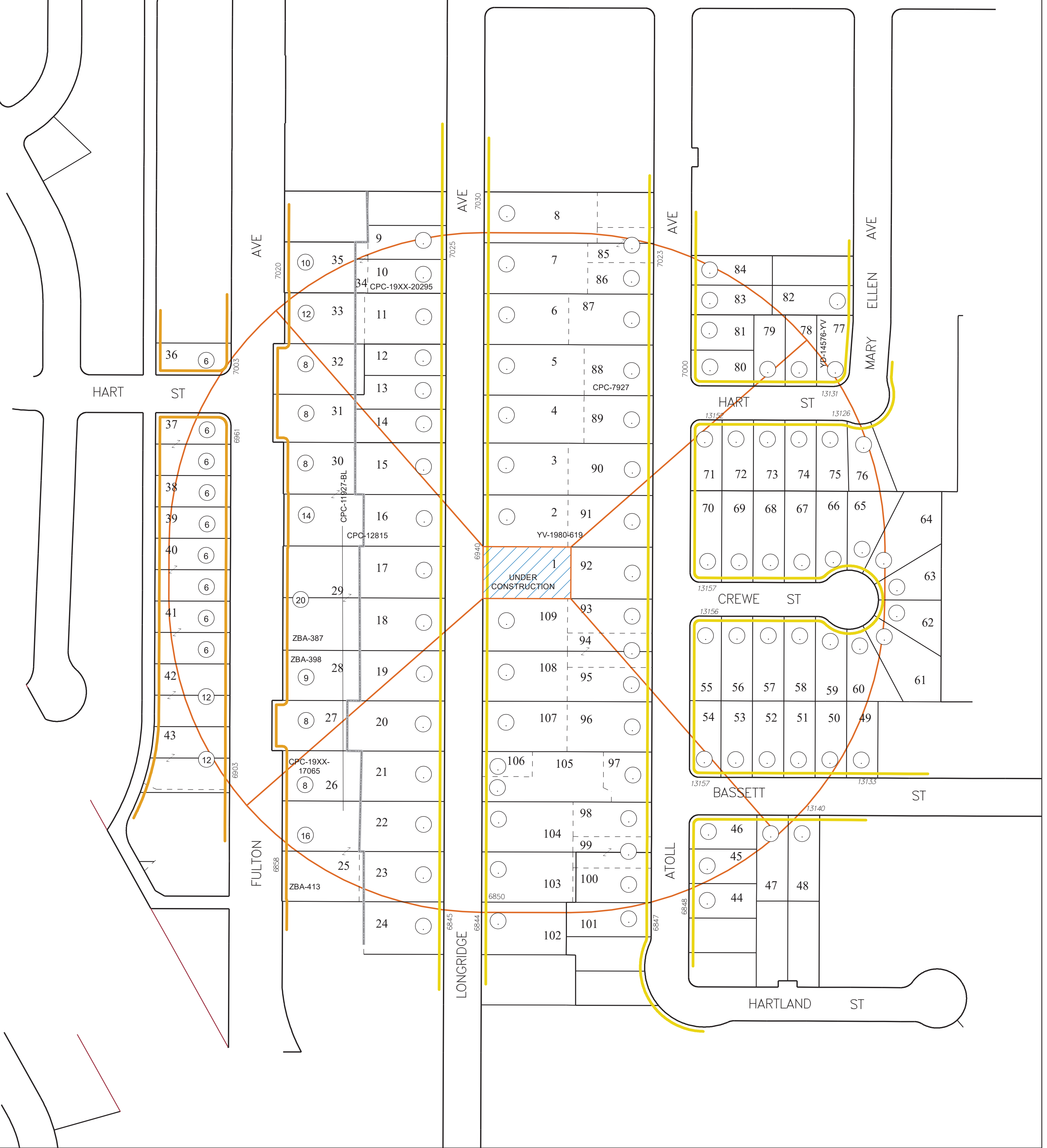
Arb: 19

Zoning: R1-1

General Plan: Low Residential







LMG

Leon Mapping & GIS Services  
15031 Chatsworth St, Ste 17  
Mission Hills, CA 91345  
818-235-7649  
leonmapping@hotmail.com  
www.laradiusmaps.com

Map Prepared by:

LEGAL DESC; LOT FR 33, ARB 19, TRACT LICENSED SURVEY M.B.L S 26-33  
(APN) 2327006076

Thomas Brothers Grid  
PAGE 532 - GRID D5

Community Plan Area North Hollywood - Valley Village  
Area Planning Commission South Valley  
Neighborhood Council North Hollywood West  
Council District CD 2 - Paul Krekorian  
Census Tract # 1234.10

Map Sheet 183B157

CASE #  
USES: FIELD  
SCALE: 1"=100'

CONDITIONAL USE PERMIT

ACREAGE: ± 0.267

DATE: 3/8/2022  
UPDATE: \_\_\_\_\_

CONTACT: RAMON BAGUIO CAS LLC  
PHONE : 818-571-1905

North Arrow

N

Exhibit C

Environmental Clearance

ENV-2021-10426-CE



**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS CPC-2021-10425-CU3/ A 16-Bed Congregate Living Health Facility in the R1 Zone.	SCH NUMBER
--	------------

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2021-10426-CE
--	----------------------------------

PROJECT TITLE <b>6940, 6942 Longridge Avenue</b>	COUNCIL DISTRICT 2 - Nazarian
---	----------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>6940, 6942 Longridge Avenue</b>	<input type="checkbox"/> Map attached.
---	--

PROJECT DESCRIPTION: A Class 3 Conditional Use for a change of use of an existing Single-Family Dwelling with attached garage and detached ADU, where only the single-family dwelling will be used into a 16-bed Congregate Living Health Facility for inpatient care.	<input type="checkbox"/> Additional page(s) attached.
---	---

NAME OF APPLICANT / OWNER: <b>Khoren Dichigrikian</b>
--

CONTACT PERSON (If different from Applicant/Owner above) <b>Argineh Mailian</b>	(AREA CODE) TELEPHONE NUMBER <b>(213) 260-0123</b>	EXT.
--	---	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

- ☐ STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- ☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 3)  
CEQA Guideline Section(s) / Class(es) **Section 15303, Class 3**
- ☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

- ☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- ☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.
- IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
- If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE Joanna Marroquin <i>Joanna Marroquin</i>	STAFF TITLE Planning Assistant
---	-----------------------------------

ENTITLEMENTS APPROVED A Class 3 Conditional Use for a change of use of an existing Single-Family Dwelling with attached garage and detached ADU, where only the single-family dwelling will be used into a 16-bed Congregate Living Health Facility for inpatient care.
--

DISTRIBUTION: County Clerk, Agency Record

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

MICHAEL R. NEWHOUSE  
VICE-PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
MARTINA DIAZ  
PHYLLIS KLEIN  
KAREN MACK  
JACOB SAIMAN  
ELIZABETH ZAMORA

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-10426-CE

6940, 6942 Longridge Avenue

On May 12, 2025 the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt pursuant to CEQA Guidelines, Section 15303, Class 3 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historical resources applies;

### **Project Description**

The project is located at 6940, 6942 Longridge Avenue will be analyzed for the purpose of the California Environmental Quality Act (CEQA) review for a Conditional Use for a change in use from a Single-Family Dwelling with attached garage and a detached ADU, where only the single-family dwelling will be used for a 16-bed Congregate Living Health Facility (CLHF) for inpatient care in the R1 zone. The project site is currently developed with an existing one-story 4,078 square feet single-family dwelling with attached garage and a detached 865 square feet, one-story ADU located at the rear. Per the representative the detached ADU will remain as a rental property only.

The Project site is an interior lot that is developed with an existing single-family dwelling. The project is to provide a dedicated inpatient care facility for person's who are mentally alert, physically disabled, diagnosed with terminal illness and/or life-threatening conditions and catastrophically and severely disabled in the R1 zone. The facility will be a 16-bed which will include eight (8) bedrooms (two beds in each room), two and a half bathrooms, a laundry room, kitchen, a living room, a Study room and lobby area with three parking spaces.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable North Hollywood – Valley Village Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately .265 acres. Lots adjacent to the subject site are developed with the following urban uses: residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are zero protected trees on the site, as identified in the Tree Disclosure Statement signed on February 27, 2023. The project site currently has zero trees onsite and one (1) non-protected street tree.

**CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.**

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

**Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located— a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project is located in an urbanized area and is for a change of use from an existing single-family dwelling. The location is not in a particularly sensitive environment, and there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. Further, the project will continue to comply with California Department of Social Services. Project site shall be licensed with the Community Care Licensing Division shall reflect a minimum of 75% of the floor area, exclusive of common areas, consisting of Congregate Assisted Living Care Housing. All activities will be indoors and common area it will not create loud noises. Therefore, these conditions indicate that there are no impacts to the surrounding environment.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

There are no other Congregate Living Facilities in the immediate vicinity, and the project is surrounded by residential uses. Therefore, expansion of the use does not result in cumulative impacts as there is not a succession of project of the same type in the same place over time.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances involved in the project or the site. The Congregate Living Facility will operate on this site seven day a week, the use is not allowed by right in the General Plan Land Use and the zoning on a portion of the site. The Congregate Living Facility will comply with any issues.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project location is Longridge Avenue in the North Hollywood – Valley Village Community Plan is not part of any scenic resource.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project Site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Therefore, there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

### **CEQA Determination – Class 3 Categorical Exemption Applies**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. The proposed project qualifies for the Class 3 Categorical Exemption because it involves the construction, maintenance and use of a new two-story 3,408 square foot classroom building for an existing private school. Therefore, the project is exempt under Class 3 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historical resources applies;

The project proposal is to change the use of an existing Single-Family dwelling into a 16 beds Congregate Living Facility serving for person's who are mentally alert, physically disabled, diagnosed with terminal illness and/or life-threatening conditions and catastrophically and severely disabled in the R1-1 zone. The current condition of the project site is a 4,078 square foot, one-story single-family dwelling. At least seventy-five percent (75%) of the facility, exclusive of common spaces, shall be devoted for the patients that reside onsite.

## Exhibit D

### Others

BILL NUMBER: AB 1211      AMENDED  
BILL TEXT

AMENDED IN SENATE    AUGUST 19, 2015  
AMENDED IN SENATE    MAY 28, 2015  
AMENDED IN ASSEMBLY   MARCH 24, 2015

INTRODUCED BY    Assembly Member Maienschein

FEBRUARY 27, 2015

An act to amend Section 1250 of the Health and Safety Code,  
relating to health ~~facilities.~~ *facilities,*  
*and declaring the urgency thereof, to take effect immediately.*

LEGISLATIVE COUNSEL'S DIGEST

AB 1211, as amended, Maienschein. Health care facilities:  
congregate living health facility.

Existing law provides for the licensure and regulation by the  
State Department of Public Health of health facilities, including  
congregate living health facilities. A violation of these provisions  
is a misdemeanor. For this purpose, existing law defines "congregate  
living health facility" as a residential home with a capacity of no  
more than 12 beds, that provides inpatient care and skilled nursing  
care on a recurring, intermittent, extended, or continuous basis.

This bill would include in the definition of congregate living  
health facility a residential home with a capacity of no more than 18  
beds that provides inpatient and skilled nursing care, as specified.  
By ~~increasing~~ *changing* the definition  
of a crime, this bill would impose a state-mandated local program.  
The bill would make other technical, nonsubstantive changes.

The California Constitution requires the state to reimburse local  
agencies and school districts for certain costs mandated by the  
state. Statutory provisions establish procedures for making that  
reimbursement.

This bill would provide that no reimbursement is required by this  
act for a specified reason.

*This bill would declare that it is to take effect immediately as  
an urgency statute.*

Vote: ~~majority~~ 2/3 . Appropriation:  
no. Fiscal committee: yes. State-mandated local program: yes.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 1250 of the Health and Safety Code is amended  
to read:

1250. As used in this chapter, "health facility" means a  
facility, place, or building that is organized, maintained, and  
operated for the diagnosis, care, prevention, and treatment of human  
illness, physical or mental, including convalescence and  
rehabilitation and including care during and after pregnancy, or for  
any one or more of these purposes, for one or more persons, to which  
the persons are admitted for a 24-hour stay or longer, and includes  
the following types:

(a) "General acute care hospital" means a health facility having a  
duly constituted governing body with overall administrative and  
professional responsibility and an organized medical staff that  
provides 24-hour inpatient care, including the following basic  
services: medical, nursing, surgical, anesthesia, laboratory,  
radiology, pharmacy, and dietary services. A general acute care

hospital may include more than one physical plant maintained and operated on separate premises as provided in Section 1250.8. A general acute care hospital that exclusively provides acute medical rehabilitation center services, including at least physical therapy, occupational therapy, and speech therapy, may provide for the required surgical and anesthesia services through a contract with another acute care hospital. In addition, a general acute care hospital that, on July 1, 1983, provided required surgical and anesthesia services through a contract or agreement with another acute care hospital may continue to provide these surgical and anesthesia services through a contract or agreement with an acute care hospital. The general acute care hospital operated by the State Department of Developmental Services at Agnews Developmental Center may, until June 30, 2007, provide surgery and anesthesia services through a contract or agreement with another acute care hospital. Notwithstanding the requirements of this subdivision, a general acute care hospital operated by the Department of Corrections and Rehabilitation or the Department of Veterans Affairs may provide surgery and anesthesia services during normal weekday working hours, and not provide these services during other hours of the weekday or on weekends or holidays, if the general acute care hospital otherwise meets the requirements of this section.

A "general acute care hospital" includes a "rural general acute care hospital." However, a "rural general acute care hospital" shall not be required by the department to provide surgery and anesthesia services. A "rural general acute care hospital" shall meet either of the following conditions:

(1) The hospital meets criteria for designation within peer group six or eight, as defined in the report entitled Hospital Peer Grouping for Efficiency Comparison, dated December 20, 1982.

(2) The hospital meets the criteria for designation within peer group five or seven, as defined in the report entitled Hospital Peer Grouping for Efficiency Comparison, dated December 20, 1982, and has no more than 76 acute care beds and is located in a census dwelling place of 15,000 or less population according to the 1980 federal census.

(b) "Acute psychiatric hospital" means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for persons with mental health disorders or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.

(c) (1) "Skilled nursing facility" means a health facility that provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.

(2) "Skilled nursing facility" includes a "small house skilled nursing facility (SHSNF)," as defined in Section 1323.5.

(d) "Intermediate care facility" means a health facility that provides inpatient care to ambulatory or nonambulatory patients who have recurring need for skilled nursing supervision and need supportive care, but who do not require availability of continuous skilled nursing care.

(e) "Intermediate care facility/developmentally disabled habilitative" means a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, habilitation, developmental, and supportive health services to 15 or fewer persons with developmental disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care.

(f) "Special hospital" means a health facility having a duly constituted governing body with overall administrative and

professional responsibility and an organized medical or dental staff that provides inpatient or outpatient care in dentistry or maternity.

(g) "Intermediate care facility/developmentally disabled" means a facility that provides 24-hour personal care, habilitation, developmental, and supportive health services to persons with developmental disabilities whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services.

(h) "Intermediate care facility/developmentally disabled-nursing" means a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have intermittent recurring needs for skilled nursing care but have been certified by a physician and surgeon as not requiring continuous skilled nursing care. The facility shall serve medically fragile persons with developmental disabilities or who demonstrate significant developmental delay that may lead to a developmental disability if not treated.

(i) (1) "Congregate living health facility" means a residential home with a capacity, except as provided in paragraph (4), of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.

(2) Congregate living health facilities shall provide one or more of the following services:

(A) Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.

(B) Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.

(C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.

(3) A congregate living health facility license shall specify which of the types of persons described in paragraph (2) to whom a facility is licensed to provide services.

(4) (A) A facility operated by a city and county for the purposes of delivering services under this section may have a capacity of 59 beds.

(B) A congregate living health facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life-threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill.

(5) A congregate living health facility shall have a



noninstitutional, homelike environment.

(j) (1) "Correctional treatment center" means a health facility operated by the Department of Corrections and Rehabilitation, the Department of Corrections and Rehabilitation, Division of Juvenile Facilities, or a county, city, or city and county law enforcement agency that, as determined by the department, provides inpatient health services to that portion of the inmate population who do not require a general acute care level of basic services. This definition shall not apply to those areas of a law enforcement facility that houses inmates or wards who may be receiving outpatient services and are housed separately for reasons of improved access to health care, security, and protection. The health services provided by a correctional treatment center shall include, but are not limited to, all of the following basic services: physician and surgeon, psychiatrist, psychologist, nursing, pharmacy, and dietary. A correctional treatment center may provide the following services: laboratory, radiology, perinatal, and any other services approved by the department.

(2) Outpatient surgical care with anesthesia may be provided, if the correctional treatment center meets the same requirements as a surgical clinic licensed pursuant to Section 1204, with the exception of the requirement that patients remain less than 24 hours.

(3) Correctional treatment centers shall maintain written service agreements with general acute care hospitals to provide for those inmate physical health needs that cannot be met by the correctional treatment center.

(4) Physician and surgeon services shall be readily available in a correctional treatment center on a 24-hour basis.

(5) It is not the intent of the Legislature to have a correctional treatment center supplant the general acute care hospitals at the California Medical Facility, the California Men's Colony, and the California Institution for Men. This subdivision shall not be construed to prohibit the Department of Corrections and Rehabilitation from obtaining a correctional treatment center license at these sites.

(k) "Nursing facility" means a health facility licensed pursuant to this chapter that is certified to participate as a provider of care either as a skilled nursing facility in the federal Medicare Program under Title XVIII of the federal Social Security Act (42 U.S.C. Sec. 1395 et seq.) or as a nursing facility in the federal Medicaid Program under Title XIX of the federal Social Security Act (42 U.S.C. Sec. 1396 et seq.), or as both.

(l) Regulations defining a correctional treatment center described in subdivision (j) that is operated by a county, city, or city and county, the Department of Corrections and Rehabilitation, or the Department of Corrections and Rehabilitation, Division of Juvenile Facilities, shall not become effective prior to, or, if effective, shall be inoperative until January 1, 1996, and until that time these correctional facilities are exempt from any licensing requirements.

(m) "Intermediate care facility/developmentally disabled-continuous nursing (ICF/DD-CN)" means a homelike facility with a capacity of four to eight, inclusive, beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have continuous needs for skilled nursing care and have been certified by a physician and surgeon as warranting continuous skilled nursing care. The facility shall serve medically fragile persons who have developmental disabilities or demonstrate significant developmental delay that may lead to a developmental disability if not treated. ICF/DD-CN facilities shall be subject to licensure under this chapter upon adoption of licensing regulations in accordance with Section 1275.3. A facility providing continuous skilled nursing services to persons with developmental disabilities pursuant to Section 14132.20 or 14495.10 of the Welfare and Institutions Code shall apply for licensure under this subdivision within 90 days after the regulations

become effective, and may continue to operate pursuant to those sections until its licensure application is either approved or denied.

(n) "Hospice facility" means a health facility licensed pursuant to this chapter with a capacity of no more than 24 beds that provides hospice services. Hospice services include, but are not limited to, routine care, continuous care, inpatient respite care, and inpatient hospice care as defined in subdivision (d) of Section 1339.40, and is operated by a provider of hospice services that is licensed pursuant to Section 1751 and certified as a hospice pursuant to Part 418 of Title 42 of the Code of Federal Regulations.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

SEC. 3. *This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:*

*In order to immediately ensure that eligible patients of congregate living health facilities are able to obtain essential care, and to enable these facilities to provide care for patients currently on a waiting list, it is necessary that this act take effect immediately.*

# Congregate Living Health Facility

A State license is required to operate as a Congregate Living Health Facility (CLHF) in California. A CLHF means a residential home with a capacity of no more than 18 beds (except a facility operated by a city and county for purposes of delivering services may have a capacity of 59 beds), that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following services:

- (A) Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
- (B) Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A “life-threatening illness” means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
- (C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.