

Luxing Congregate Care Facility

6254 N Ranchito ■ Van Nuys ■ California



Project Description & Summary

Occupant Load:

Congregate Living Facility: 18 Residents

Staff: 9 per shift

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© states that facilities over six beds are subject to Conditional Use Permit requirements of the local jurisdiction. The Applicant is seeking a Conditional Use Permit for an 18 bed Congregate Living Health Facility at the above site address, currently zoned (T)RE9-1.

Background:

The site is a 30,056sf corner lot with a frontage of approximately 100' and side property line of 300' in length. (The equivalent of 6 SFR lots in this neighborhood) The site has an existing residence on it which has been historically operating a Congregate Living Health Facility (CLHF) serving 6 residents, Licensed by DHS for 21 years which has never been revoked and held a BBB A+ accredited standing for those years. It has operated under a "good neighbor" policy and always attempting to maintain a residential environment for the residents as well as blending in with the neighborhood.



Occupancy Type:

Congregate Living Health Facilities (CLHF) are regulated by the Department of Public Health. A congregate living health facility is a RESIDENTIAL home with a capacity of no more than 18 beds unless specific counties allow more, which have been known to be up to 22 beds. (ie: Santa Barbara County) These facilities provide inpatient care, including the following basic services:

- Medical supervision
- 24-hr skilled nursing and supportive care,
- Pharmacy
- Dietary
- Social
- Recreational
- And at least one type of the following services:
 - Services for persons who are mentally alert
 - Physically disabled persons who may be ventilator dependent
 - Services for persons who have a diagnosis of terminal illness, a diagnosis of a life threatening illness, or both
 - Services for persons who are catastrophically and severely disabled.

The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, expended, 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.

There are three types of CLHF Resident Population:

1. CLHF A: Individuals, who are mentally ALERT, physically disable individuals who may be ventilator dependent.
2. CLHF B: Individuals who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness; or both.
3. CLHF C: Individuals who are catastrophically and severely disable. Services offered to a catastrophically disable person shall include, but not be limited to speech, physical, and occupational therapy.

CLHF's provide their patients 24/7 Sub-Acute Skilled Nursing Services in a NON-INSTITUTIONAL, home-like environment, Congregate Living Health Facilities (CLHF's) are defined in H&S Code, Section 1250 (i) (1) as a residential home which is licensed to provide inpatient care, including the following basic services:

- 24/7 Sub-Acute Nursing (For Vent and Trach Dependent Patients)
- 24-hour Skilled Nursing Care
- Medical supervision
- Pharmacy
- Dietary
- Social recreational

CLHF standards are found in H&S Code, Section 1267.13. In addition to these standards, CLHF's are required to conform to CCR, Title 22, Skilled Nursing Regulations, except for those sections or portions of sections specified in H&S Code, Section 1267.13(n). These requirements in subsection 1267.13(n) are so specific to skilled nursing facilities, CLHF's were exempted from compliance with these sections.

The proposed CLHF and request for increasing beds from 6 to 18 would need to be licensed by the California Department of Public Health with local oversight provided by the Los Angeles County Public Health. The use would also be subject to local oversight by the Department of Building and Safety, the Department of City Planning for local zoning and building code compliance as well as local Fire Department jurisdictional agency; whether City, County, or State.

Surrounding Properties:

Surrounding properties are generally improved with single-family dwellings. The majority on smaller sized parcels of approximately 5,000sf with a few along N Ranchito of equal size as the subject property. The character of the property will not change from that of the single family residence currently situated on the property with exception of some very nice improvements which will go along ways to improving the neighborhood properties and values thereof. (ie.: landscape with fully automated irrigation systems, nice wrought iron fencing with stone columns at perimeter for security purposes, automatic rolling wrought iron gates at driveways, parking on-site so as to not cause congestion on the street, trash enclosure on-site so no unsightly canisters at curb-side will occur and much more. The existing building will be updated with fresh paint and doors and the front parking area will be provided w/concrete pavers to soften the feeling of any "sea of asphalt" or commercial appearances and maintain a residential character of the neighborhood.

Public Hearing and Issues:

A public hearing was conducted on March 9, 2020 by the GVGC but due to a technicality, all actions had to be disregarded and a new hearing has been requested by the Applicant which is scheduled for July 23rd. The issues however are real, and as such with this new submittal the Applicant has made an effort to mitigate those concerns with the attached submittal package.

- T1 Title Sheet
- C1 Site Plan
- A1.1 Existing Floor Plan
- A1.2 Proposed Floor Plan
- A2.1 Existing Exterior Elevations
- A2.2 Proposed Exterior Elevations
- A2.3 Proposed Exterior Elevations
- A3.1 Rendering (Entry)
- A3.2 Rendering (Birds Eye)
- A3.3 Rendering (Street View)
- A3.4 Rendering (Trash Enclosure)
- LS1 Preliminary Landscape Plan
- LS2 Preliminary Plant Venue and pictorial

ISSUES

(Noise, Traffic, and Parking)

Members of the public who spoke in opposition to the request had concerns regarding noise, traffic, and parking. Concerns with noise stemmed from the potential for ambulance calls, deliveries, as well as noise emanating from the facility residents and staff. Further, the applicant has proposed "Good Neighbor" practices to limit delivery hours, shift change times, and visitor hours to be mindful of neighboring residences. Activities at the site will mostly occur with the enclosed home and possibly very little noise from the rear patio of the existing residence. To mitigate even the potential of noise emanating from the patio, we are proposing a solid roof covering over and above this space to muffle anything that might be of concern. However, I don't believe much will occur even from this location. Regarding traffic, as previously mentioned this site has the size equivalent of 6 SFR parcels in this neighborhood and as such, those 6 parcels as any Traffic Engineer would state, would potentially generate up to 10 trips per day per residence equaling 60 trips per day. This project at the most will generate 3 shifts of 8 or the equivalent of 24 trips per day; less than HALF that of the traffic generated across the street. therefore, this use is in fact a very "good neighbor" and even a safer neighbor if children are playing in the front yards and streets.

(Neighborhood Compatibility)

Members of the public who spoke in opposition to the request had concerns regarding the compatibility of the facility with the surrounding neighborhood. The project site has historically been that of a CLHF, only fewer beds than what is being requested here. There have been no complaints registered for any non-compatibility of this use and would not anticipate any in the

future. The State of California HSC defines a CLHF as a "single-family" dwelling. The existing home on the site is just that, and we're not adding any square footage to the existing footprint. We are proposing some interior improvements to comply with new CBC, Chapter 11B Handicap Requirements and Codes but that is all. The exterior improvements are limited to a covering over an existing patio, on-site parking, trash enclosure, and perimeter fencing with automatic rolling gates, complimented with beautiful (fully automatic irrigated) landscaping. The exterior of the building will be refreshed with newer and more complimenting colors compatible with today's trends and new lighting to ensure the safety and security of the residents. The residence has and will continue to blend and be compatible with the surrounding community that includes mostly single story/single-family residences.

(Homeless Presence, safe walking paths for children, and Property Values)

It has been my experience that these kinds of facility whether 6, 18, or 150 beds do not detract from a neighborhood but act as a catalyst for some redevelopment and upgrading of other properties in the vicinity. With this proposed development, the Applicant is securing its property with a beautiful wrought iron fence complimented by stone columns with concrete caps and automatic rolling gates to mitigate the "homeless" population of loitering and using the rear of the property. The Applicant is also required to provide off-site improvements to allow for safer pedestrian walking paths (such as for school children) AND street parking that does not interfere with traffic. These improvements alone will go to only add value to the neighboring properties not to detract. This use as a neighbor offers less traffic, less noise, less activities than the single residential home AND being regulated by the authorities having jurisdiction, will continue to maintain the facility to even higher standards offering only benefit to the neighboring property owners.

Conclusion:

Based upon the Public Hearing and information available from the City Planning Department, we feel we have made every effort to mitigate the concerns of our neighbors brought up at the previous hearing and would respectfully request approval by this council and of City Planning Commission for a Conditional Use Permit to allow the expansion from 6 to 18 beds for a Congregate Health Living Facility.