

Special Instructions for:

COMMUNITY CARE FACILITIES

ZONING CODE SECTIONS: Community-care facilities encompass a wide variety of different types of care (i.e. rehab centers, wards of court, hospices, homes for aged, etc). In general they are allowed in C2 Zones or above but if not a variance is required. Conditional uses include counseling/referral facilities (12.24 W 14) and hospitals/sanitariums (12.24 U 12).

The items below cover frequently omitted information which results in the delay of processing applications. The matters below should not be considered as a limitation upon material to be submitted, and the applicant is encouraged to include all relevant information pertaining to a request, even if not specifically called for in this document or the application form. Remember: you as the applicant know your proposal best, so elaborate when necessary so that the decision maker may become fully acquainted with the request.

1. Type of facility: What are the special needs of the particular type of client groups to be served (e.g., persons with mental disorders, developmental disabilities, wards of the Juvenile Court, persons recovering from alcoholism or drug abuse)?
2. How does the State propose to license the facility? (Include copy of the license if already issued.)
3. Number of clients to be residing on the premises. Will there be both men and women? What is the anticipated age range? Are there to be families? What is the average term period of the program?
4. Total number of staff and facility operators to be residing on the premises.
5. Are there to be nurses and/or doctors residing at/visiting the premises? If so, how many, how often?
6. Will the living units have kitchens, a central dining area, or both (specify number of dwelling units and/or number of guest rooms)?
7. Will the clients be allowed to drive an automobile? Are buses/vans to be used for transportation and if so, where will they be stored or parked?
8. Size and location of all proposed signs. Are there to be any outdoor recreational facilities?
9. Is there to be a multi-purpose room or a main place of assembly and if so how many square feet of area and how many people could be accommodated? To what uses would such areas be devoted?
10. What are the required number of parking spaces for your proposed development as determined by the Department of Building and Safety?
11. How many parking spaces do you propose to provide? (Please be sure these are specifically delineated on your accompanying plot plan.)
12. Be sure that your plot plan shows all buildings or other structures, fences/walls (and their

height), play or recreation area(s), landscaping or other physical features of your proposed facility, and indicate whether an improvement is existing or proposed (as well as its size and proximity to other buildings/structures and to respective property lines).

13. Be sure to submit two floor plans which include the layout, dimensions and proposed use of each room area, the types of units and floors.
14. Are there to be any buildings/structures demolished/remodeled?
15. Is there an elementary or high school within 600 feet of the proposed facility? If so where?
16. For applicable standards (e.g., number of parking stalls required, parking stall dimensions, required distances between buildings and property lines or maximum height of fences/walls), please go to the Department of Building and Safety Zoning Engineer, 4th Floor, 201 North Figueroa Street, or a District Office.

ADDITIONAL INFORMATION

This questionnaire is to be used with the Master Land Use Permit Application and the Master Land Use Instruction Sheet --- 500' Radius Map. However specific findings for the application will depend on whether the project needs a variance or a conditional use. Please check with Planning Public Counter staff.