APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2021-5915-ELD-SPR

Env. Case Number ENV-2021-5917-EIR

Application Type Eldercare Facility Unified Permit and Site Plan Review

Case Filed With (Print Name) Anna M. Vidal Date Filed 7/13/21

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address[1] 17531-17563 W. Rinaldi St, 11515-11525 N. Shoshone Ave Unit/Space Number

Legal Description[2] (Lot, Block, Tract) FR LT 1, FR LT 2, PT LT 2, TR 10422

Assessor Parcel Number 2601-040-090, -091, -092, 049 Total Lot Area 258,453 SF

2. PROJECT DESCRIPTION

Present Use Three single-family dwelling units, vacant land

Proposed Use eldercare facility

Project Name (if applicable) Granada Hills Eldercare Facility

Describe in detail the characteristics, scope and/or operation of the proposed project Demolition of three existing single family homes and construction of a 94-unit elder care facility on A1-1-K zoned land. The eldercare facility will be age restricted and will include a mix of studios, 1 bedroom, and 2 bedroom units.

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☑ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☑ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☑ Demolition of existing buildings/structures
- ☑ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☑ Grading
- ☑ Removal of any on-site tree
- ☐ Removal of any street tree
- ☑ Removal of protected trees on site or in the public right of way
- ☑ New construction: 92,933 square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☑ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units:	Existing	3	– Demolish(ed)[3]	3	+ Adding	94	= Total	94
Number of Affordable Units[4]	Existing	0	– Demolish(ed)	0	+ Adding	0	= Total	0
Number of Market Rate Units	Existing	3	– Demolish(ed)	3	+ Adding	94	= Total	94

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO
Is your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO
If so, what is/are your dedication requirement(s)? TBD ft.
If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☑ YES ☐ NO

Authorizing Code Section 14.3.1.B

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Eldercare Unified Development Permit for a 94-unit eldercare facility in the A1 zone, including requested zoning code deviations. See Attachment A for reqested code deviations.

Authorizing Code Section 16.05.C

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Site Plan Review for a project resulting in 50 or more dwelling units

Additional Requests Attached ☑ YES ☐ NO

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.
[4] As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☑ YES ☐ NO

If YES, list all case number(s) ZA-1999-836-CUZ-ZV-YV, ZA-1996-54-CUZ, CPC-2001-2806-CU-ZV ENV-2006-5623-EIR, EIR-99-421-CUZ-ZV-YV

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

☐ Condition compliance review
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use
☐ Clarification of Q (Qualified) classification
☐ Clarification of D (Development Limitations) classification
☐ Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☑ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☑ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

_____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A
b. Geographic Project Planning Referral N/A
c. Citywide Design Guidelines Compliance Review Form N/A
d. Affordable Housing Referral Form N/A
e. Mello Form N/A
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
g. HPOZ Authorization Form N/A
h. Management Team Authorization N/A
i. Expedite Fee Agreement N/A
j. Department of Transportation (DOT) Referral Form N/A
k. Preliminary Zoning Assessment Referral Form Attached
l. SB330 Preliminary Application N/A
m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached
n. Order to Comply N/A
o. Building Permits and Certificates of Occupancy Attached
p. Hillside Referral Form (BOE) Attached
q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached
r. SB330 Determination Letter from Housing and Community Investment Department N/A
s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name Marshall Burton

Company/Firm CD-MS (Granada Hills) LLC

Address: 2240 Blake Street Unit/Space Number Suite 200

City Denver State CO Zip Code: 80205

Telephone (303) 573-6500 E-mail: mburton@confluentdev.com

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) Hillcrest Christian School

Address 17531 Rinaldi Street Unit/Space Number

City Granada Hills State CA Zip Code: 91344

Telephone (818) 368-7071 E-mail: dkendrick@heritage-schools.org

Agent/Representative name Jessica Hencier

Company/Firm Craig Lawson & Co., LLC

Address: 3221 Hutchison Ave Unit/Space Number Suite D

City Los Angeles State CA Zip: 90034

Telephone (310) 838-2400 E-mail: jessicah@craiglawson.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) CEQA Consultant

Name Kerrie Nicholson

Company/Firm CAJA Environmental Services, LLC

Address: 15350 Sherman Way Unit/Space Number Suite 315

City Van Nuys State CA Zip Code: 91406

Telephone (310) 469-6706 E-mail: kerrie@ceqa-nepa.com

Primary Contact for Project Information ***(select only one)***

☐ Owner ☐ Applicant

☑ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

   b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 5/17/2021

Print Name Marshall Burton

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado

County of Denver

On May 17, 2021 before me, Angela Horvat
(Insert Name of Notary Public and Title)

personally appeared Marshall Burton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela Horvat (Seal)
Signature

ANGELA HORVAT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944015957
MY COMMISSION EXPIRES FEBRUARY 3, 2024

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature: _____ Date: 5/17/2021

Print Name: Marshall Burton