

ATTACHMENT A
17551, 17563 & 17601 W. RINALDI ST., 11515 & 11525 N. SHOSHONE AVE.
LOS ANGELES, CA 91344
(APNs: 2601-040-049, -090, -091, -092)

REQUESTS

CD-MS (Granada Hills) LLC ("Applicant") is seeking the following discretionary approvals for a proposed Eldercare Facility project that entails the construction of a 2-story, 94-unit eldercare residential building with on-site services ("Project"):

- 1) Pursuant to **Los Angeles Municipal Code ("LAMC") Section 16.05**, the Applicant requests the approval of a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units or guest rooms, or combination thereof. The project is proposing 94 residential dwelling units within 92,933 square feet of floor area.
- 2) Pursuant to **LAMC Section 14.3.1.B**, the Applicant requests approval of an Eldercare Facility Unified Permit for the construction, use, and maintenance of a 94-unit Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer's/Dementia Care Housing in the A1 zone. In addition, the Project requests the following deviations under this Eldercare Unified Development Permit:
 - a. A deviation from **LAMC Section 12.22.C.1** to permit vehicular parking within the 25-foot Building Line along Rinaldi Street established by ORD-100,145.
 - b. A deviation from **LAMC Section 12.21.C.1.g** to permit vehicular parking within a designated front yard area.
 - c. A deviation from **LAMC Section 12.05.A.13** to permit a Monument Sign in the A1 zone.

Pursuant to various sections of the LAMC, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, haul route, foundation, and building permits.

ZA-2021-5915 1

PROJECT SITE & ZONING

Located in the Granada Hills community of the City of Los Angeles, the Project Site is approximately 258,453 square feet in size and is located at the northwest corner of the intersection of Shoshone Avenue and Rinaldi Street, with the addresses 17551-17563 W. Rinaldi St, 11515-11525 N. Shoshone, Ave. ("Project Site"). The Project Site consists of four contiguous lots with four assigned assessor's tax parcels (APNs 2601-040-049, -090, -091, -092).

Table 1. Project Site Information

Address	APN	Tract	Lot
17563, 17601 W. Rinaldi St.	2601-040-049	TR 10422	FR LT 1
11515 Shoshone	2601-040-091		FR LT 1
17551 W. Rinaldi Street	2601-040-092		FR LT 1
11525 N. Shoshone Ave	2601-040-090		FR LT 1 & PT LT 2

The Project Site is located in the A1-1-K zone and the Minimum Residential land use designation according to the Granada Hills-Knollwood Community Plan. The Site is currently improved with three single family homes located at 17551 W. Rinaldi Street, 11515 & 11525 N. Shoshone Ave, and situated on the flatter portions of the Site along Shoshone Avenue. The surrounding vicinity uses are a mix of single-family homes and religious and educational institutional uses.

The Site is located in a designated Hillside Area, an Equinekeeping area, and is subject to the Freeway Adjacent Advisory Notice for Sensitive Uses.

ABOUT THE FACILITY OPERATOR: MORNINGSTAR

MorningStar is a developer and operator of over 30 high-quality senior living communities located in ten states, including California. The subject proposed eldercare facility will be the first in the City of Los Angeles for MorningStar. MorningStar was founded in Colorado in 2003 and its foundational principles include valuing all seniors as gifted and contributing individuals, and investing generously in its team's ability to serve and care for its residents.

The Applicant and MorningStar's primary goal is to contribute to the community by creating value for its senior residents and their families, and the facility's neighbors. The specific goals for this Project are to:

- Provide a high-quality option for aging community residents to stay in Granada Hills regardless of their lifestyle and/or care needs;
- Enhance and compliment the neighborhood;
- Be a low-impact use with extremely low traffic and noise and minimal use of City resources/infrastructure; and
- Contribute to the community's economic development through the creation of 80+ new jobs.

MorningStar offers assisted living neighborhoods with various levels of support with the activities of daily living, each type of assistance for its residents determined after an assessment with the facility's Wellness Director. Understanding how challenging this transitional process can be for a senior resident and their family members, MorningStar works closely with the residents and their families to ensure the best care will be provided to meet that resident's needs. Besides offering secure and engaging spaces, as well as a variety of amenities and programs, the facility will provide around-the-clock on-site Care Managers for its residents to ensure their safety and well-being. For those residents in the memory care program, MorningStar recognizes the unique associated challenges and offers carefully designed care and support for its memory-impaired residents.

PROPOSED PROJECT

The Proposed Project has been designed to meet the requirements of the LAMC and, upon completion, will represent not only an attractive addition to the Granada Hills – Knollwood community, but a project that actively contributes to the high-quality housing envisioned for the Granada Hills – Knollwood Community Plan area. Moreover, the project will provide a much-needed assisted living and memory care facility for this part of Los Angeles.

The Applicant is proposing the construction of a new, 2-story, maximum 45 feet in height eldercare residential facility with 94 dwelling units (of which, 64 will be assisted living units and 30 will be memory care units), approximately 35,077 square feet of common space and on-site residential supportive services and approximately 92,933 square feet of total floor area ("Proposed Project"). The apartment units will be located on the first and second floors of the Proposed Project. Common spaces and residential services will also be located on the first and second floors of the Proposed Project. Amenity areas for the residents include a commercial kitchen, dining rooms, theater, fitness center, arts and crafts room, and abundant outdoor spaces for active and passive recreation.

Although most facility residents will not have their own vehicles, the Project will provide the LAMC required on-site automobile and bicycle parking. Vehicular parking will be provided via surface parking lots on the ground floor accessed via two driveways located on Rinaldi Street and Shoshone Avenue. A total of 71 parking spaces will be provided on site in the surface parking areas. The Proposed Project will provide 20 long-term bicycle spaces and 10 short-term bicycle spaces, for a total of 30 bicycle parking spaces, located on the ground level. As shown in the table below, the Proposed Project will provide sufficient parking spaces and bicycle parking spaces to meet LAMC requirements.

The Proposed Project will provide a total of 20,255 square feet of common outdoor open space areas, including both passive and active recreational spaces within the Project's two main courtyards, both located on the ground level in the rear of the building for the safety of its residents. The Assisted Living courtyard is comprised of 12,117 square feet and the Memory Care courtyard is comprised of 8,138 square feet of open space area. Indoor amenities totaling approximately 10,288 square feet and which include dining rooms, lobbies, living rooms and lounges are provided but are not being counted towards the project's Code required open space. These open space amenities and features will benefit the future residents' health and well-being and will serve to foster community amongst the residents. The Proposed Project will incorporate the common open spaces into the architectural design of the building and utilize these spaces to break up the massing as seen from the rear and add visual interest to the building.

Vehicular ingress and egress will be provided off both Rinaldi Street and Shoshone Avenue with the Project's parking accessed via a driveway on each street respectively. Pedestrian access will be provided via a lobby entrance near the corner of Rinaldi Street and Shoshone Avenue. The proposed long-term bicycle parking will be conveniently located on the ground level of the building adjacent to the vehicular parking and the proposed short-term will be provided within the surface parking lot.

ARCHITECTURAL OVERVIEW

The Project is a two-story, 94-unit senior housing community that will be home to and support a population of residents needing assisted living and dementia levels of care in a secure, modern and peaceful setting. The community will provide residents with well-appointed amenities such as: a fitness center, movie theater, chapel, club room, indoor/outdoor dining options, arts and crafts room, salon, and massage/exam room, all of which will promote and support residents' health and wellness.

The Project is situated on five acres of rolling hills that will provide a backdrop of serenity for residents and a year-round connection to nature. Two western facing courtyards are planned for the residents which will allow them to safely experience the outdoors via walking paths, shaded seating areas, community gardens, and calming water fountain areas. The building architecture draws inspiration from a farmhouse style with welcoming front porch elements at the main entry, steep pitched roof lines with the injection of warmer earth toned materials that interact well with the openness and beauty of the site, and which complement the residential structures in neighborhood.

The lower-profile two-story structure is sited on the flatter portions and lower elevations of the Site, closer to Rinaldi and Shoshone street frontages; this ensures that the new development provides ample space between itself and the Site's existing residential neighbors.

PROJECT DATA SUMMARY

LOT AREA		
	<u>Area (SF)</u>	<u>Acres</u>
Project Site Lot Area	258,453.0	5.93
DENSITY		
Permitted Eldercare Facility Unified Development	<u>Units</u> N/A	
Proposed Assisted Living Memory Care Total	<u>Units</u> 64 30 94	
FLOOR AREA		
Permitted Height District 1	<u>FAR</u> 3 :1	<u>Floor Area</u> 775,359
Proposed		

Assisted Living	0.17 :1	43,393	
Memory Care	0.06 :1	14,463	
Common Area	<u>0.14 :1</u>	<u>35,077</u>	
Total	0.36 :1	92,933	
Eldercare Facility Use			
Assisted Living	43,393	75%	
Memory Care	<u>14,463</u>	<u>25%</u>	
Total	57,856	100%	
HEIGHT AND STORIES			
Permitted	<u>Height (ft)</u>	<u>Stories</u>	
Height District 1	45	N/A	
Proposed	45	2	
OPEN SPACE			
Required	<u>SF per Unit</u>	<u>Units</u>	<u>Square feet</u>
< 3 Habitable rooms	100	74	7,400
3 Habitable rooms	125	20	2,500
> 3 habitable rooms	175	0	0
Total			9,900
Proposed	<u>Square Feet</u>	<u>%</u>	
Outdoor			
Assisted Living Courtyard	12,117		
Memory Care Courtyard	8,138		
Total	20,255	100%	
Indoor	0	0%	
Private	0	0%	
Total	20,255	0%	
Landscape Requirement	5,063	25%	common outdoor open space
Landscape Provided	5,063		
Tree Requirement	1 per 4 dwelling units	24	trees
Trees Provided		39	trees
YARDS AND SETBACKS			

	<u>Required- LAMC 12.05.C</u>	<u>Proposed</u>	
Front - Rinaldi Street	25	68' 6"	-
Side - Shoshone Avenue	25	67' 6"	
Side - Westerly Property Line	25	70' 2" to 73' 9"	
Rear - Northerly Property Line	25	172' 7"	
AUTOMOBILE PARKING			
Required	<u>Space Per Unit</u>	<u>Units</u>	<u>Residential Spaces</u>
Assisted Living	1	64	64
	<u>Space Per Guest Bed</u>		
Memory Care	0.2	30	<u>6</u>
Total			70
Proposed			
Total	71		
BICYCLE PARKING			
Required	<u>Ratio</u>	<u>Area</u>	<u>Parking Spaces</u>
Short Term (Residential)			
ELD - Institutional Uses	1 per 10,000 SF	92,933	10
Long Term (Residential)	<u>Ratio</u>	<u>Units</u>	<u>Parking Spaces</u>
ELD - Institutional Uses	1 per 5,000 SF	92,933	19
Overall Total			29
Proposed	<u>Total</u>		
Short Term	10		
Long Term	20		
Total	30		

SURROUNDING ZONING & USES

North: Adjacent to the Project Site is zoned RE40-1-K (with a Minimum Residential land use designation) and is currently developed with single family residential homes.

East: Across Shoshone Avenue is zoned A1-1 (with a Minimum Residential land use designation) and is currently developed with the Hillcrest Christian School.

South: Across Rinaldi Street is zoned RA-1 (with a Very Low Residential land use designation) and developed with single family residential homes

West: Adjacent to the Project Site is zoned RE40-1-H-K (with a Minimum Residential land use designation) and is currently developed with single family residential homes.

STREETS & CIRCULATION

Rinaldi Street: Designated "Avenue I" has a required right-of-way width of 100 ft. and a roadway width of 70 ft. The current right-of-way width meets the requirement; consequently, no dedication is expected along the Rinaldi Street frontage.

Shoshone Avenue: Designated "Collector" street has a required right-of-way width of 66 ft. and a roadway width of 40 ft. The current right-of-way width is approximately 60 ft.; consequently, per the Mobility Plan, a 3 ft. dedication along the Shoshone Avenue frontage is expected.

PROJECT SITE CASE HISTORY

ORD-100145

Approved: July 28, 1952

An ordinance to establish a 25-foot building line along both sides of Rinaldi Street from Laurel Canyon Boulevard to Hesperia Avenue.

ORD-128730

Effective: 1963

Established "Mountain Fire Districts" through an attached map. (Map and publishing dates missing from file.) Now referred to as the "Very High Fire Hazard Severity Zone."

ORD-129279

Effective: February 26, 1965

Sets forth the areas considered "Hillside Areas" through an attached map. It appears that the Property site is considered a Hillside Area by this map.

ROW-29057

A Right-of-Way map approved by the City Engineer on December 1, 1972, showing real properties over which easements and/or other rights are to be acquired in and for the City of Los Angeles, including portions of the Project Site at the intersection of Rinaldi Street and Shoshone Avenue and a portion of the frontage of Rinaldi Street.

CPC-26615

Adopted: September 26, 1978

Established a "K" Horsekeeping district on the Property.

ORD-151602

Approved: October 11, 1978

Established conditions for the "K" Horsekeeping District. Superseded by ORD-184307 (see below).

ND-78-25-HK

No information available.

ZA-1992-195-CUZ

Approved: June 5, 1992

In the matter of the application of J. D. Langford for Truth Tabernacle Church for conditional use approval and zone variance on a site located in the AI-1-K Zone. The Zoning Administrator hereby authorizes, as a conditional use, the use of the site described as portions of Lots 1 and 2 of Tract

10422, located at 17563 Rinaldi Street, Granada Hills-Knollwood Planning Area, for the construction, use and maintenance of a one-story, 8,500 square-foot church sanctuary seating 250 patrons, 32 feet in height plus a 8-foot spire, providing 60 parking spaces, patio, basketball court, landscaping, identification sign, walls and fences, and also grants a variance from the provisions of Article 2, chapter I of said Code, but only insofar as said variance is necessary to permit 12 parking spaces along the Rinaldi Street frontage observing a 15-foot setback from the street in lieu of 25 feet as established by the building line, Ordinance 100,145, on a 1.59 acre site in the A1-1-K (agricultural) Zone,

ZA-1996-54-CUZ-ZV-PAD

Approved: April 17, 1996

A conditional use permit for the Hillside Christian School's existing "East Campus". Subsequent requests for a "West Campus" expansion of the conditional use permit were denied.

CPC-1977-26615

Case filed on October 16, 1999

MND-91-590-CUZ

No information available.

ZA-1999-836-CUZ-ZV-YV

Terminated on May 1, 2002, as this case was superseded by Case Nos. CPC-2001-2806(CU)(ZV) and ZA-1996- 0054(CUZ)(ZV)(PAD)(PA).

EIR-99-421-CUZ-ZV-YV

No information available.

CFG-2000

No information available.

CPC-2001-2806-CU-ZV

Effective: August 12, 2003

Hillcrest Christian School sought variances to expand their school across the street onto the project site. Requests were denied.

ENV-2006-5623-EIR

Case Filed On: June 27, 2006

Granada Hills – Knollwood Community Plan Update.

CPC-2006-5568-CPU

Approved: May 23, 2013

CPC recommended an update of the Granada Hills – Knollwood Community Plan. This update has not yet been adopted by the City Council.

ORD-184307

Effective: July 3, 2016

Amends the zone boundaries of the "K" Equinekeeping District and alters its conditions.

Building Permits & Certificates of Occupancy

1933LA10994 – Issued July 28, 1933. 17563 Rinaldi Street. Construction of 88' x 40' single-story horse barn.

1941VN54197 – Issued June 24, 1941. 11525 Shoshone Avenue. Construction of 20' x 30' garage and store room.

1941VN54198 – Issued June 24, 1941. 11525 Shoshone Avenue. Construction of 1-story 12' x 16' ranch house.

1948VN10670 – Issued July 14, 1948. 17563 Rinaldi Street. Addition of service porch to west side of existing house.

1953VN47142 – Issued March 5, 1953. 17551 Rinaldi Street. Addition of a swimming pool to yard of existing house.

1989VN59631 – Issued April 3, 1989. 11525 Shoshone Avenue. Construction of plywood storage shed.

1992VN11247 – Issued July 24, 1992. 17563 Rinaldi Street. Demolition of dwelling and detached shed on-site.

There are no Certificates of Occupancy associated with the Project Site.

ELDERCARE FACILITY UNIFIED PERMIT FINDINGS

Pursuant to **LAMC Section 14.3.1.B**, the Applicant requests approval for an Eldercare Facility Unified Permit for the construction, use, and maintenance of a 94-unit Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer's/Dementia Care Housing in the A1 zone.

1. The strict application of the land use regulations on the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The subject request has been filed pursuant to the City's Eldercare Facilities Ordinance (Ordinance No. 178063) adopted in 2006. Recognizing that "the growing number of senior citizens in Southern California is more active than previous generations" and that those seniors "who need special living environments and services find that there is an inadequate supply of these housing types,"¹ through this Ordinance the City created a more direct and streamlined entitlement path to enable the establishment of Eldercare Facilities throughout the City. Specifically, LAMC Sec. 14.3.1 authorizes the Zoning Administrator (ZA) to permit an Eldercare Facility on a lot or lots located in A1 through R3 zones, or in the RAS3, R4, RAS4, R5 and all C zones when an Eldercare Facility does not meet the use, area or height provisions of the underlying site's zone contained in this chapter, subject to the required findings.

The Applicant proposes the construction, use and maintenance of a 2-story, 45-ft. in height Eldercare Facility in the A1 Zone. The Project meets the LAMC definition of an "Eldercare Facility" in that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75% of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing (LAMC Sec. 12.03).

The proposed project includes both Assisted Living Care Housing and Alzheimer's/Dementia Care (Memory Care) Housing and consists of 64 assisted living units and 30 memory care units. The new Eldercare Facility will be operated by MorningStar and will be licensed by the State of California Department of Social Services, Community Care Licensing Division.

The facility will contain approximately 92,933 SF of which approximately 35,077 SF will be devoted to common areas, including but not limited to dining areas, a fitness center, theater, chapel, and arts and crafts room. The Eldercare Facility will have dedicated staff that provide around-the-clock care and daily social programming for the residents. As a result, the proposed Eldercare Facility provides floor area within the Project to ensure that the daily social, wellness, and recreational needs of its residents are met within the facility.

In connection with the Eldercare Unified Permit, the Applicant seeks specified deviations from the following zoning regulations to enable and facilitate the development of the proposed Eldercare Facility on Ste. Specifically, the Applicant requests:

- a. A deviation from **LAMC Section 12.22.C.1** to permit vehicular surface parking

¹ Los Angeles Department of City Planning Recommendation report to the City Planning Commission for Case No. CPC-2002-1038-CA, page 12.

within the 25-foot Building Line along Rinaldi Street established by ORD-100,145.

- b. A deviation from **LAMC Section 12.21.C.1.g** to permit vehicular parking within a designated front yard area.
- c. A deviation from **LAMC Section 12.05.A.13** to permit a Monument Sign in the A1 zone.

The requested deviations from the LAMC are necessary for the proposed Eldercare Facility both to minimize on-site grading by siting the development on the flatter portions and lower elevations of the Site and to overall enable a physically and financially viable eldercare facility.

Parking Location:

The Project Site is of varying terrain, with a substantial elevation gain the further away one moves from the two abutting streets (Rinaldi Street and Shoshone Avenue). The flatter and historically developed portions of the Site are located in the southeast and eastern areas. From these lower portions, the Site increases by over 60 ft. in elevation gain along the northern portion of the Project Site. For these reasons, the Applicant is proposing to develop the proposed Eldercare Facility and its associated surface parking lot in the flatter, lower elevation and historically developed portions of the Project Site – i.e. closer to Rinaldi Street and Shoshone Avenue.

As the Project Site is bounded to the south and east by the aforementioned two public streets, since the City considers the shorter street frontage to be the “front yard” for yard setback purposes, Rinaldi Street would be the Site's front yard. LAMC Sec. 12.21 C.1.g does not allow parking to be located in a required front yard setback. The Applicant is proposing to locate the Project's on-site parking spaces in a surface parking lot sited between the Eldercare Facility building and Rinaldi Street and Shoshone Avenue; consequently, there are approximately 18 surface parking spaces located within the 25 ft. front yard setback along Rinaldi Street.

Pursuant to Ordinance No. 100145, adopted by the City in 1952, a 25 ft. Building Line along the Site's Rinaldi frontage was established as well. The proposed Eldercare Facility building is set back approximately 68 ft. from the Rinaldi Street property line, well beyond the 25 ft. Building Line setback area. However, the Project's proposed surface parking lot is located between the building and Rinaldi Street and Shoshone Avenue.

As such, the Applicant is asking for approval of the surface parking lot's approximately 18 parking spaces which will be located within the Rinaldi Street fronting Building Line and front yard setback. The purpose of Building Line setbacks is to provide additional open space for light and ventilation, to lessen fire danger, to provide sufficient open spaces for public and private transportation, and to protect and implement the Highways and Freeways element of the General Plan. The purpose of front yard setbacks is similarly to provide sufficient open space for light and ventilation and appropriate human scale typically found in residential neighborhoods. As the proposed building for the Eldercare Facility is set back approximately 68 feet from the Rinaldi Street property line, these objectives will still be advanced.

Monument Sign:

Although Eldercare Facilities are allowed in the A1 zones with the approval of an Eldercare Facility Unified Permit per LAMC Sec. 14.3.1 B, the only sign explicitly allowed in the A1 zone per LAMC Sec. 12.05 A.13 is one stand sign “for the display and sale of only those products produced upon

the same premises...” The Applicant is proposing a monument sign (freestanding sign erected upon existing or created grade) identifying the MorningStar senior facility, such as those typical for other Eldercare Facilities. The sign will be located on-site right at the corner of Rinaldi Street and Shoshone Avenue.

The monument sign will be attractively designed, complementary to the architectural design of the Eldercare Facility, and not illuminated or digitized. Monument signs can be found in front of the various institutional uses located in the vicinity and in front of other Eldercare Facilities in the City. These signs are important for wayfinding purposes for visitors, care providers, and emergency responders.

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 irregular-shaped Project Site is comprised of four contiguous lots totaling approximately 258,453 SF (5.93 acres). The Site is zoned A1 and designated for Minimum Residential land uses. The Site is currently improved with three single-family homes along Shoshone Ave. near the intersection of Rinaldi; however, the vast majority of the Site is undeveloped land with the higher elevations located away from Rinaldi and Shoshone. The proposed Eldercare Facility is proposed to be sited primarily on the lower elevation, flatter portion, and currently developed areas of the Site, which will allow the high elevation vacant land to remain undeveloped. This will serve as a natural buffer for much of the surrounding single-family homes, particularly those located to the northwest of the Site. In addition to the more than 20,000 SF of programmed and/or landscaped common outdoor open space, approximately 25% of the Site will remain in its natural state, with no development and no grading activities occurring on approximately 66,000 SF of the Site.

Beyond the aforementioned relief related to the parking location and the monument signs, the proposed Project will comply with all other LAMC development standards. The proposed Project will comply with the 45-ft. height limit of the underlying zone and will be comparable in overall height to surrounding residential and institutional uses. The proposed Project will be 0.36:1 Floor Area Ratio (FAR), which is well below the total 3:1 FAR allowed for the Site. The Project will also comply with the required open space, automobile and bicycle parking requirements.

An Eldercare Facility use is a generally passive, non-impactful, residential use and any operations associated with the facility including maintenance activity or noise emitted from the Site is not expected to expose surrounding residential uses to substantial ongoing noise or nuisances. The subject Site is also situated adjacent to a mix of uses including single-family residences as well as numerous educational and religious institutions. Regarding the latter use, in addition to the Hillcrest Christian School located immediately across the street on Shoshone, within 1,500 feet of the Project Site are the following institutions: Living Water Church, The Islamic Center of Northridge, Granada Hills Masjid, the Rinaldi Adult Center, St. Euphrasia School and St. Euphrasia Church, the Church of Jesus Christ of Latter Day-Saints, and several preschools/day care centers.

Pursuant to the State of California licensing requirements and LAMC Section 12.03, residents of an Assisted Living Care Facility must be 62 years of age or older and require assistance with at least two non-medical daily living activities. Assisted Living Care facilities have a lower staff-to-resident ratio and are considered non-medical facilities that provide room, meals, housekeeping and personal care assistance with basic activities such as hygiene, dressing, eating and bathing.

Also, pursuant to State of California licensing requirements and LAMC Sec. 12.03, Alzheimer's/Dementia Care Housing provides 24-hour care to residents suffering from Alzheimer's Disease or other disorders resulting in dementia. Therefore, the majority of the residents of the facility will not drive or maintain a car. With the exception of staff and visitors, daily activities on-site are limited to those typical of a residential neighborhood. Assisted Living Care use is generally passive and residential in nature, and therefore is compatible is use with the neighboring residential communities. Most amenities for the facility's residents are located indoors so that they will have no impacts of surrounding neighbors. Outdoor recreational amenities are largely for passive recreation. Moreover, as noted above, existing terrain and the elevation gain from the east/southeast to the west/northwest portions of the Site serves as a natural buffer between the proposed facility and surrounding residential neighbors.

The proposed 2-story, 45-ft. tall and 0.36:1 FAR building complies with the height and FAR allowed for residential homes in A1 zoned lots. The farmhouse-inspired style of the project has been designed to reference the Granada Hills farming and ranching heritage. The overall design is complementary to the surrounding residences, with its welcoming front porch elements at the main entry, steep pitched roof lines with the injection of warmer earth-toned materials that interact well with the openness and beauty of the site and surrounding community.

Based on the Project features described above and the inherent passive and residential nature of the proposed Eldercare Facility use, the Project will be compatible with the surrounding area and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. The project shall provide services to the elderly such as housing, medical services, social services, or long-term care to meet citywide demand.

The subject Project has been filed pursuant to the City's Eldercare Facilities Ordinance (Ordinance No. 178063) adopted in 2006. Recognizing that "the growing number of senior citizens in Southern California is more active than previous generations" and that those seniors "who need special living environments and services find that there is an inadequate supply of these housing types,"² through this Ordinance the City created a more direct and streamlined entitlement path to enable the establishment of Eldercare Facilities throughout the City. Specifically, LAMC Sec. 14.3.1 authorizes the Zoning Administrator (ZA) to permit an Eldercare Facility on a lot of lots located in A1 through R3 zones, or in the RAS3, R4, RAS4, R5 and all C zones when an Eldercare Facility does not meet the use, area or height provisions of the underlying site's zone contained in this chapter, subject to the required findings.

Additionally, in 2016, the City adopted the Mayor's *Age-Friendly City Initiative* as part of the *Purposeful Aging Los Angeles (PALA) Initiative*, which initiatives sought to encourage the development of better designed and more livable communities for the Los Angeles' older and aging population. This proposed Eldercare Facility project will address the unique needs of aging Angelenos by offering them a beautifully designed residence close to their families, with ample open space, amenities, activities, and the kind of care and support they require.

The Applicant proposes the construction, use and maintenance of a 2-story, 45-ft. in height Eldercare Facility in the A1 Zone. The Project meets the LAMC definition of an "Eldercare Facility"

² Los Angeles Department of City Planning Recommendation report to the City Planning Commission for Case No. CPC-2002-1038-CA, page 12.

in that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75% of the floor area, exclusive of common areas shall consist of Senior Independent Housing and/or Assisted Living Care Housing (LAMC Sec. 12.03).

The proposed project includes both Assisted Living Care Housing and Alzheimer's/Dementia Care (Memory Care) Housing and consists of 64 assisted living units and 30 memory care units. The new Eldercare Facility will be operated by MorningStar and will be licensed by the State of California Department of Social Services, Community Care Licensing Division.

The facility will contain approximately 92,933 SF of which approximately 35,077 SF will be devoted to common areas, including but not limited to dining areas, a fitness center, theater, chapel, and arts and crafts room. The Eldercare Facility will have dedicated staff that provide around-the-clock care and daily social programming for the residents. As a result, the proposed Eldercare Facility provides floor area within the Project to ensure that the daily social, wellness, and recreational needs of its residents are met within the facility.

The Eldercare Facility will be licensed by the State of California. The operator MorningStar is highly experienced in providing senior housing and care, currently operating 30 such facilities in ten states across the country. The ratio of Wellness and Care Staff to residents can vary greatly based on the acuity of the residents residing in the community at any given time. The ratio can vary from as low as 1 staff per 6 residents for Memory Care to as high as 1 staff member to 15 for assisted living residents; the facility will be in compliance with existing state Social Services regulations.

The facility will provide varying levels of specialized senior care and housing to ensure a continuum of care and to allow residents to age in place, have access to assisted living care, and also help alleviate the increasing demand placed on the housing market by seniors. Morningstar provides spaces for and facilitates 3rd party services such as physical therapy, massage, and examinations. Residents requiring medical services (such as doctor's appointments) will be transported directly to the provider outside the community for those services. MorningStar will provide assistance with medication management, incontinence care, bathing, grooming, mobility, fall prevention, cognition, meals, and all ADL's. As such, the Project provides services to the elderly, including housing on-site assisted living care, social services and long-term memory care to meet the Citywide demand.

Based on Applicant's research, only a small number of senior assisted living facilities are located in this part of the Northwest Valley, and these are south of the 118 Freeway; of these, only two others offer memory care support. North of the 118 Freeway, there are no other senior assisted living or memory care facilities within several miles of the Project Site. Consequently, this Project will provide a service that is essential and beneficial to the community and the City by offering a much-needed, new Eldercare Facility serving seniors who require assisted living and/or memory care services.

4. The project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

Traffic associated with the facility will be limited primarily to staff and visitors due to the fact that most residents of this facility are unable to drive. As previously noted, the elderly residents of this facility require assistance with at least two activities of daily living or are memory-impaired; thus, most residents are not able to drive their own vehicles. Consequently, the traffic demand generated by the Project should be significantly less than the adjacent institutional and vicinity commercial uses.

The Project's internal circulation and parking plan is designed to minimize congestion and back-up onto either Rinaldi Street or Shoshone Avenue. Two points of vehicular ingress and egress to the Site are proposed: one off of Shoshone Avenue and the other off of Rinaldi Street. Both driveway locations are sited far from the intersection of Rinaldi/Shoshone in compliance with LADOT guidelines. The two driveways lead to the surface parking areas in front of the facility which provide safe, easy and convenient pick-up and drop-off of residents. All circulation would be contained on-site. All loading activities will be conducted on-site as well.

Pedestrian access to the Project Site would be provided from existing sidewalks along Rinaldi Street and Shoshone Avenue, which would provide direct access to the ground floor lobby facing the intersection of these two streets.

The Project will provide vehicular and bicycle parking in conformance with the requirements of LAMC Sec. 12.21 A.4. 70 automobile parking spaces are required and the Project will provide 71 parking spaces, including 3 ADA stalls. 10 short-term and 19 long-term bicycle parking spaces are required, and 10 short-term and 20 long-term bike stalls will be provided. The short-term stalls will be located in front of the building near the main pedestrian entrance, and the long-term bike spaces will be located in a bike storage room on the first floor near the lobby and great room.

5. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The Project is situated on five acres of rolling hills that will provide a backdrop of serenity for residents and a year-round connection to nature. Two western facing courtyards are planned for the residents which will allow them to safely experience the outdoors via walking paths, shaded seating areas, community gardens, and calming water fountain areas. The building architecture draws inspiration from a farmhouse style with welcoming front porch elements at the main entry, steep pitched roof lines with the injection of warmer earth toned materials that interact well with the openness and beauty of the site, and which complement the residential structures in neighborhood.

The lower-profile two-story structure is sited on the flatter portions and lower elevations of the Site, closer to Rinaldi and Shoshone street frontages; this ensures that the new development provides ample space between itself and the Site's existing residential neighbors.

Beyond the aforementioned relief related to the parking location and the monument sign, the proposed Project will comply with all other LAMC development standards. The proposed Project will comply with the 45-ft. height limit of the underlying zone and will be comparable in overall height to surrounding residential and institutional uses. The proposed Project will be 0.36:1 Floor Area Ratio (FAR), which is well below the total 3:1 FAR allowed for the Site. The Project will also comply with the required open space, automobile and bicycle parking requirements.

Per these project features, the proposed facility provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

6. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, applicable plan, and with any applicable specific plan.

There are twelve elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code (LAMC). Except for those entitlement requests described herein, the proposed Project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Project Site is located within the boundaries of the Granada Hills – Knollwood Community Plan (last updated in 2015), which designates the subject property for Minimum Residential land uses corresponding to the A1, A2, and RE40 Zones. The Project Site is zoned A1-1-K and is thus consistent with the Site's existing land use designation. The Site is not subject to any Specific Plans.

The development of the proposed Eldercare Facility represents an opportunity to advance several of the overarching residential goals of the General Plan and Community Plan, which include the following:

Framework Element

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

Housing Element

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Housing Program 9: Facilitate Housing for Senior and Disabled Persons.

Assist developers in developing housing for seniors and for disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing, pursuant to the Eldercare Facilities Ordinance. Explore options to introduce greater accessibility and affordability into the Eldercare process, given the significant zoning benefits provided.

Housing Program 9 Objective: Assist in the development of 250 senior units a year; Construct 1750 Eldercare units.

The proposed Eldercare Facility will provide 94 dwelling units for seniors who either need assisted living services or are suffering from Alzheimer's/Dementia. The Project will promote greater choice in the type of housing for this vulnerable and fast-growing population of Angelenos, and would provide varying levels of care to satisfy a range of needs of these seniors.

The Applicant proposes the construction, use and maintenance of a 2-story, 45-ft. in height 94-unit Eldercare Facility in the A1 Zone. The Project meets the LAMC definition of an "Eldercare Facility" in that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75% of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing (LAMC Sec. 12.03).

The proposed project consists of 64 assisted living units and 30 memory care units. The new Eldercare Facility will be operated by MorningStar and will be licensed by the State of California Department of Social Services, Community Care Licensing Division.

The facility will contain approximately 92,933 SF of which approximately 35,077 SF will be devoted to indoor common areas, including, but not limited to, a great room, living room, dining areas, a fitness center, theater, chapel, and arts and crafts room. The Eldercare Facility will have dedicated staff that provide around-the-clock care and daily social programming for the residents. As a result, the proposed Eldercare Facility provides floor area within the Project to ensure that the daily social, wellness, and recreational needs of its residents are met within the facility.

The Proposed Project has been designed to meet the requirements of the LAMC and, upon completion, will represent not only an attractive addition to the Granada Hills – Knollwood community, but a project that actively contributes to the high-quality housing envisioned for the Granada Hills – Knollwood Community Plan area. Moreover, the project will provide a much-needed senior assisted living and memory care facility for Northwest Los Angeles.

As outlined above, the Project is in substantial conformance with the purpose, intent and provisions of the General Plan. The Project is not located within nor subject to any Specific Plan.

Land Use Element: Granada Hills – Knollwood Community Plan

Goal LU1: Complete, livable and quality neighborhoods throughout Granada Hills-Knollwood that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- **LU1.1 Choice in Type, Quality, and Location of Housing.** *Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Granada Hills-Knollwood's residential neighborhoods and in targeted areas near commercial amenities and public transit.*
- **LU1.3 Recreational Amenities.** *Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens, which promote a sense of community, physical activity, fitness, and health.*

Goal LU2: Residential neighborhoods that enhance the pedestrian experience and exhibit the architectural characteristics and qualities that distinguish Granada Hills-Knollwood.

Policies

- **LU2.1 High-Quality Development.** *Design projects to achieve a high level of quality in accordance with the Granada Hills-Knollwood Community Plan Design Guidelines for Residential Areas, Residential Citywide Design Guidelines, and other applicable design guidelines. Projects are required to incorporate applicable design guidelines to the maximum extent feasible.*
- **LU2.2 Neighborhood Compatibility.** *Require development, new structures, and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regard to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.*
- **LU2.3 Design Standards.** *Support design standards to achieve transition in scale when neighborhoods planned for multiple-family residential uses abut existing single-family residential uses and/or neighborhoods planned for single-family residential uses.*

The Project will advance the aforementioned Community Plan Goals and Policies by providing a well-designed, thoughtfully-sited, and much-needed Eldercare Facility, offering both assisted living and memory care services, as well as abundant indoor and outdoor recreational space for the future residents. The Applicant is proposing the construction of this new 2-story, maximum 45 feet in height eldercare residential facility with 94 dwelling units (of which, 64 will be assisted living units and 30 will be memory care units), and approximately 92,933 square feet of total floor area, of which approximately 35,077 square feet will be indoor common areas. The apartment units will be located on the first and second floors of the Proposed Project. Common spaces and residential services will also be located on the first and second floors of the Proposed Project. Amenity areas for the residents include a commercial kitchen, dining rooms, theater, fitness center, arts and crafts room, and abundant outdoor active and passive recreational spaces.

These open space amenities and features will benefit the future residents' health and well-being and will serve to foster community amongst the residents. The Proposed Project will incorporate the common open spaces into the architectural design of the building and utilize these spaces to break up the massing as seen from the rear and add visual interest to the building. Two western facing courtyards are planned for the residents which will allow them to safely experience the outdoors via walking paths, shaded seating areas, community gardens, and calming water fountain areas.

Goal LU9: Lots within and adjacent to equinekeeping areas that are designed to ensure the feasibility of equinekeeping on equestrian lots and compatibility with adjacent non-equinekeeping lots.

Policies

- ***LU9.2 Transition Neighborhoods.*** *Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equinekeeping lots regardless of location within an Equinekeeping "K" Supplemental Use District.*
- ***LU9.4 Distances from Equine Enclosures.*** *Maintain proper distances from equine enclosures and habitable rooms of any dwelling unit, including any neighbor's dwelling unit.*

Although there are not known equinekeeping enclosures on the Site's abutting lots, the Applicant recognizes that the Project Site is in an equinekeeping district and wishes to respect the option of its neighbors to have horses on their property as applicable. Consequently, as previously indicated, the proposed building is sited on the flatter portions and lower elevations of the Site, closer to Rinaldi and Shoshone street frontages; this ensures that the new development provides ample space between itself and the Site's existing residential neighbors. Additionally, the elevation gain from the proposed development pad to the residential neighbors to the west and northwest of the Site also contribute to the natural separation and buffer (which will be maintained and left in its natural state) between those existing single-family residential homes and the proposed Eldercare Facility.

SITE PLAN REVIEW FINDINGS

Pursuant to LAMC Section 16.05, Site Plan Review findings are required for projects involving an increase of 50 or more dwelling units or guest rooms, or combination thereof.

In granting an approval, the Director of Planning shall find:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;

There are twelve elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code (LAMC). Except for those entitlement requests described herein, the proposed Project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Project Site is located within the boundaries of the Granada Hills – Knollwood Community Plan (last updated in 2015), which designates the subject property for Minimum Residential land uses corresponding to the A1, A2, and RE40 Zones. The Project Site is zoned A1-1-K and is thus consistent with the Site's existing land use designation. The Site is not subject to any Specific Plans.

The development of the proposed Eldercare Facility represents an opportunity to advance several of the overarching residential goals of the General Plan and Community Plan, which include the following:

Framework Element

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

Housing Element

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Housing Program 9: Facilitate Housing for Senior and Disabled Persons.

Assist developers in developing housing for seniors and for disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing, pursuant to the Eldercare Facilities Ordinance. Explore options to introduce greater accessibility and affordability into the Eldercare process, given the significant zoning benefits provided.

Housing Program 9 Objective: Assist in the development of 250 senior units a year; Construct 1750 Eldercare units.

Land Use Element: Granada Hills – Knollwood Community Plan

Goal LU1: Complete, livable and quality neighborhoods throughout Granada Hills-Knollwood that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- **LU1.1 Choice in Type, Quality, and Location of Housing.** *Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Granada Hills-Knollwood's residential neighborhoods and in targeted areas near commercial amenities and public transit.*
- **LU1.3 Recreational Amenities.** *Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens, which promote a sense of community, physical activity, fitness, and health.*

Goal LU2: Residential neighborhoods that enhance the pedestrian experience and exhibit the architectural characteristics and qualities that distinguish Granada Hills-Knollwood.

Policies

- **LU2.1 High-Quality Development.** *Design projects to achieve a high level of quality in accordance with the Granada Hills-Knollwood Community Plan Design Guidelines for Residential Areas, Residential Citywide Design Guidelines, and other applicable design guidelines. Projects are required to incorporate applicable design guidelines to the maximum extent feasible.*
- **LU2.2 Neighborhood Compatibility.** *Require development, new structures, and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regard to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.*
- **LU2.3 Design Standards.** *Support design standards to achieve transition in scale when neighborhoods planned for multiple-family residential uses abut existing single-family residential uses and/or neighborhoods planned for single-family residential uses.*

Goal LU9: Lots within and adjacent to equinekeeping areas that are designed to ensure the feasibility of equinekeeping on equestrian lots and compatibility with adjacent non-equinekeeping lots.

Policies

- **LU9.2 Transition Neighborhoods.** *Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equinekeeping lots regardless of location within an Equinekeeping "K" Supplemental Use District.*
- **LU9.4 Distances from Equine Enclosures.** *Maintain proper distances from equine enclosures and habitable rooms of any dwelling unit, including any neighbor's dwelling unit.*

The Project will advance the aforementioned Community Plan Goals and Policies by providing a well-designed, thoughtfully-sited, and much-needed Eldercare Facility, offering both assisted living and memory care services, as well as abundant indoor and outdoor recreational space for the future residents. The Applicant is proposing the construction of this new 2-story, maximum 45 feet in height eldercare residential facility with 94 dwelling units (of which, 64 will be assisted living units and 30 will be memory care units), and approximately 92,933 square feet of total floor area, of which approximately 35,077 square feet will be indoor common areas. The apartment units will be located on the first and second floors of the Proposed Project. Common spaces and residential services will also be located on the first and second floors of the Proposed Project. Amenity areas for the residents include a commercial kitchen, dining rooms, theater, fitness center, arts and crafts room, and abundant outdoor active and passive recreational spaces.

These open space amenities and features will benefit the future residents' health and well-being and will serve to foster community amongst the residents. The Proposed Project will incorporate the common open spaces into the architectural design of the building and utilize these spaces to break up the massing as seen from the rear and add visual interest to the building. Two western facing courtyards are planned for the residents which will allow them to safely experience the outdoors via walking paths, shaded seating areas, community gardens, and calming water fountain areas.

The building architecture draws inspiration from a farmhouse style with welcoming front porch elements at the main entry, steep pitched roof lines with the injection of warmer earth toned materials that interact well with the openness and beauty of the site, and which complement the residential structures in neighborhood. Moreover, the lower-profile two-story structure is sited on the flatter portions and lower elevations of the Site, closer to Rinaldi and Shoshone street frontages; this ensures that the new development provides ample space between itself and the Site's existing residential neighbors.

2. That the project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The Project is situated on approximately five acres of rolling hills that will provide a backdrop of serenity for the facility's future senior residents and a year-round connection to nature. The building architecture draws inspiration from a farmhouse style with welcoming front porch elements at the main entry, steep pitched roof lines with the injection of warmer earth toned materials that interact well with the openness and beauty of the site, and which complement the residential structures in neighborhood. The proposed Eldercare Facility is proposed to be sited primarily on the lower elevation, flatter portion, and currently developed areas of the Site, which will allow the high elevation vacant land to remain undeveloped. This will serve as a natural buffer for much of the surrounding single-family homes, particularly those located to the northwest of the Site. In addition to the nearly 20,000 SF of programmed and/or landscaped common open space, approximately 25% of the Site will remain in its natural state, with no development and no grading activities occurring on approximately 66,000 SF of the Site.

Beyond the aforementioned relief related to the parking location and the monument signs, the proposed Project will comply with all other LAMC development standards. The proposed Project will comply with the 45-ft. height limit of the underlying zone and will be comparable in overall height to surrounding residential and institutional uses. The proposed Project will be 0.36:1 Floor Area Ratio (FAR), which is well below the total 3:1 FAR allowed for the Site. The Project will also comply with the required open space, automobile and bicycle parking requirements.

Trash and recycling rooms are proposed to be located within the building and both rooms will have doors opening to the exterior of the building to allow for trash and recycling services' access to the rolling dumpsters on collection days. All trash and recycling pick-up activities will occur on-site as well.

An Eldercare Facility use is a generally passive, non-impactful, residential use and any operations associated with the facility including maintenance activity or noise emitted from the Site is not expected to expose surrounding residential uses to substantial ongoing noise or nuisances. The subject Site is also situated adjacent to a mix of uses including single-family residences as well as numerous educational and religious institutions. Regarding the latter use, in addition to the Hillcrest Christian School located immediately across the street on Shoshone, within 1,500 feet of the Project Site are the following institutions: Living Water Church, The Islamic Center of Northridge, Granada Hills Masjid, the Rinaldi Adult Center, St. Euphrasia School and St. Euphrasia Church, the Church of Jesus Christ of Latter Day-Saints, and several preschools/day care centers.

The Project's internal circulation and parking plan is designed to minimize congestion and back-up onto either Rinaldi Street or Shoshone Avenue. Two points of vehicular ingress and egress to the Site are proposed: one off of Shoshone Avenue and the other off of Rinaldi Street. Both driveway locations are sited far from the intersection of Rinaldi/Shoshone in compliance with LADOT guidelines. The two driveways lead to the surface parking areas in front of the facility which provide safe, easy and convenient pick-up and drop-off of residents. All circulation would be contained on-site. All loading activities will be conducted on-site as well, with a designated loading area located in front of the building just to the north of the main pedestrian entrance.

Pedestrian access to the Project Site will be provided from existing sidewalks along Rinaldi Street and Shoshone Avenue, which would provide direct access to the ground floor lobby facing the intersection of these two streets.

The Project will provide vehicular and bicycle parking in conformance with the requirements of LAMC Sec. 12.21 A.4. 70 automobile parking spaces are required and the Project will provide 71 parking spaces, including 3 ADA stalls. 10 short-term and 19 long-term bicycle parking spaces are required, and 10 short-term and 20 long-term bike stalls will be provided. The short-term stalls will be located in front of the building near the main pedestrian entrance, and the long-term bike spaces will be located in a bike storage room near the lobby and great room.

Per these project features and the Site context, the proposed facility provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the adjacent properties and surrounding neighborhood.