

ATTACHMENT A

BACKGROUND INFORMATION

18831 TOPHAM STREET
RESEDA, CA 91335

PROJECT OVERVIEW/ REQUEST

The Applicant, 18831 Topham, LLC, seeks to continue the operation of an Assisted Living Facility, providing Alzheimer's and Dementia Care, in an existing 6,025 square foot single-story 13-bedroom, 6-bathroom structure on an approximately 12,733 square foot lot, located at 18831 W. Topham Street (the "Subject Property") within the RA-1-K-RIO zone. Off street parking spaces are provided within a two (2) car attached garage and in the circular driveway. The Subject Property is in the Reseda-West Van Nuys Community Plan.

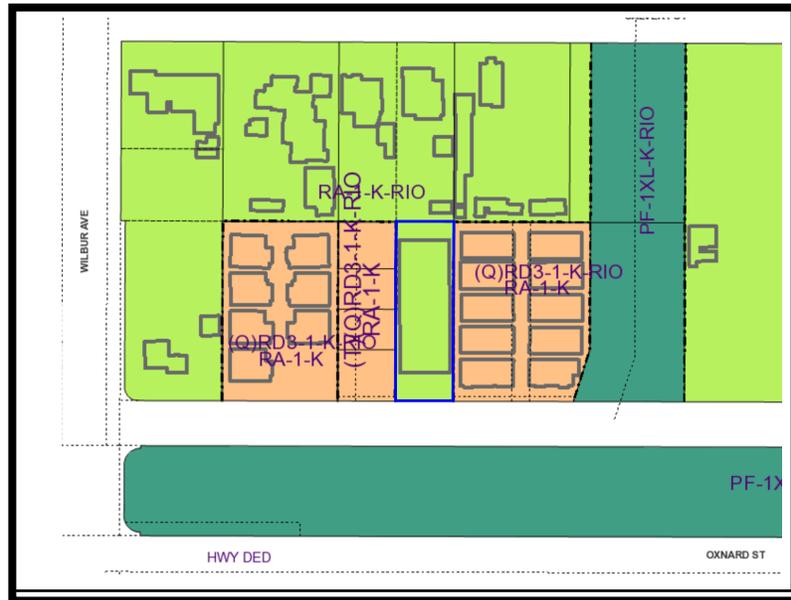
To accomplish the proposed Project, the Applicant is seeking approval of a Zone Variance from LAMC Section 12.07.A and LAMC 12.07.C to allow for a 15-bed Assisted Living Facility providing Alzheimer's and Dementia Care with 13 guest rooms pursuant to the provisions of Los Angeles Municipal Code (the "LAMC") Section 13B.5.3.

BACKGROUND

Subject Property

The Subject Property is a rectangularly-shaped parcel located on the north side of Topham Street between Yolanda and Wilbur Avenues. The Subject Property is approximately 12,733 square feet. The lot is legally described as Arbs 4 Lot FR 53, Block None of Tract TR7691; and are also identified with Assessor's Parcel Number 2127-017-008. As shown in **FIGURE 1** below, the Subject Property is in the RA-1-K-RIO Zone. The Subject Property is currently improved with one-story building, with a maximum building height of 36 feet, which has been operated as a Alzheimer's/Dementia Care Facility since November 23, 2009 with six residents. The facility was expanded to 15 residents pursuant to ZA-2010-0927(ZV)(ZAA) in 2011. The existing structure has a building area of approximately 6,025 square feet.

FIGURE 1 - SUBJECT PROPERTY



Surrounding Properties

The properties surrounding the Subject Property are generally zoned R1-1-RIO, PF-1XL, and RD3-1-RIO and are improved with a single family and multi-family homes, wholesale nursery, pre-school, dog care facilities and the METRO “G” Line (Orange).

The neighboring properties to the north of the Subject Property include single-family homes that are located on the south side of Calvert Street, between Yolanda and Wilbur Avenues and within the RA-1-K-RIO Zone.

The nearest neighboring property to the west of the Subject Property includes a vacant parcel and is zoned RD3-1-K-RIO. The property immediately west of that is also zoned RD3-1-K-RIO and is developed into multi-family small lot homes that were constructed in 2002.

The neighboring properties to the east of the Subject Property include a multi-family small lot home that were built in 2008 and zoned RD3-1-K-RIO. Immediately west of that is a LADWP owned site containing high voltage electrical infrastructure with a nursery.

The property to the south and across Topham Street of the Subject Site is the METRO G (Orange) line and G Line Bikeway. The METRO Reseda Station is less than a ½ mile east of the Subject Site while the METRO Tampa Stations is slightly over a ½ mile but under a mile.

PROJECT DESCRIPTION

The proposed Project includes the continued use and maintenance of an existing 6,025 square foot single story structure to be licensed for Assisted Living with memory care on an approximately 12,733 square foot lot, the facility includes 13-bedrooms, 6 bathrooms, a living room, a dining room, a kitchen, an office and one 2-car garage that would accommodate up to 15 residents. The existing facility is permitted pursuant to Case No. ZA-2010-0927(ZV)(ZAA) which expired on December 5, 2021, this request is to continue the operations of the existing facility on-site. Our request has been updated to include Assisted Living to accurately reflect the state license designation for Memory Care, which is a type of Assisted Living.

It is of note that the proposed Project will be a State of California licensed Residential Care for the Elderly (RCFE) that will meet the daily living needs of all Project residents on-site, including social and recreational needs. The Project will have approximately five staff members on-site during the day and two at night. In addition, to on-site staff other contracted individuals will be onsite to augment the care to ensure a high level of service associated with an RCFE, including, but not limited to dining, recreational amenities, and nursing care. All guest rooms will be licensed for Assisted Living with Memory Care.

No new construction is proposed as the site is already improved with, and has been historically operated with, a memory care facility. Relative to yards, the Project is setback 33' 2" along Topham Street (front yard) and has 6'4" side yards and a 23'8" rear yard. Pursuant to Assembly Bill 2097, no automobile parking is required to serve the Project, the Project will continue to voluntarily provide four automobile parking spaces.

As referenced above, the proposed Project will provide designated outdoor and indoor open space amenities for facility residents and their guests. Both the indoor and outdoor space will be utilized to enrich the quality of life for the residents. Programming of the spaces will include, but are not limited to, arts & crafts, music, visiting entertainers, board games, bingo, gardening, and exercise classes. Activities will promote engagement between residents to foster nurturing relationships. Activities will also be created for residents and their visiting family and friends to engage in during visits.

STREETS AND CIRCULATION

Topham Street is designated a Local Street Standard in the Mobility 2035 Plan with a Right-of-Way Width of 60 feet and a Roadway Width of 36'.

PREVIOUS RELATED ZONING CASES

Ordinance Nos. 184, 144 and 183,145 – On July 2, 2014, the City Council approved an Ordinance to amending Subsection D of Section 12.04 of the Los Angeles Municipal Code to include designated sites of the City in one or more Districts. The Subject Property's zoning was amended to include The River Improvement Overlay District (RIO).

Ordinance 153,534 – On March 25, 1980, the Los Angeles City Council approved an Ordinance to amend Section 12.04 which amended the zone and zone boundaries of the Subject Property's zone to RA-1-K.

Ordinance 119,865 – On August 23, 1961, the Los Angeles City Council approved an Ordinance to amend Section 12.04 which amended the zone of Subject Property to RA-1.

GENERAL PLAN

The Subject Property is within the adopted Reseda-West Van Nuys Community Plan; the associate Community Plan Land Use Map (adopted November 17, 1999) designates the Subject Property “Low Medium I Residential” with the corresponding Zones of RE9, RS, R1, RU, RD6, RD5. The Subject Property is located within the boundaries of an equine keeping (K) area as set forth in Ordinance 153,535 and further detailed in ZI No. 2438. The Subject Property is located within the River Improvement Overlay (RIO) Zone and is subject to standards set forth in Ordinance No. 183,145 and further detailed in ZI No. 2358. The Subject Site is in a Transit Priority Area (TPA), as detailed in ZI No. 2452.

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