



ELDERCARE FACILITY UNIFIED PERMIT

Chapter 1 Zoning

Related Code Section

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-7820.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Section 14.3.1 of Chapter 1 authorizes applications for Eldercare Facilities.

In the A1 through R3 Zones, an Eldercare Facility may be permitted through an Eldercare Facility Unified Permit (ELD) entitlement. As part of this entitlement, a project may request to deviate from the use, area, or height provisions of the respective zone, or the requirements of any specific plan, supplemental use district, "T" classification, "Q" condition, "D" limitation, or Citywide regulation adopted or imposed by City action.

In the RAS3, R4, RAS4, R5, and all C Zones, an Eldercare Facility need only file an ELD entitlement if the project requests to deviate from the area or height provisions of the respective zone, or the requirements of any specific plan, supplemental use district, "T" classification, "Q" condition, "D" limitation, or Citywide regulation adopted or imposed by City action.

Procedures for an Eldercare Facility Unified Permit are governed by LAMC Section 13B.2.2. (Class 2 Conditional Use Permit) of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

City Planning Application

If deviating from any provisions of the LAMC (e.g., use, density, floor area, height, setbacks, open space, parking), identify each provision on the City Planning Application Form ([CP13-7771.1](#)).

Shade/Shadow Analysis

A Shade/Shadow Analysis is required if the project exceeds the allowable height or encroaches into required yard setbacks which abut sensitive uses, including, but not limited to single-family homes.

Plot Plan

Refer to Plot Plan Instructions ([CP-7752](#)) for applicable requirements. If utilizing LAMC Section 12.21 A.4(u), indicate where and how the future required parking spaces will be provided.

Floor Plan

Refer to Floor Plan Instructions ([CP-7751](#)) for applicable requirements. Label the specific use of the rooms and locations where program activities are occurring.

State License

For projects which contain Alzheimer's/Dementia Care Housing, Assisted Living Care Housing, and/or Skilled Nursing Care Housing, provide a copy of the State license (if already issued).

Specialized Questions

The items below cover important information which will help acquaint the decision maker with the request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

1. LAMC Section 12.03 of Chapter 1 specifies that a minimum of 75% of the floor area of an Eldercare Facility, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing. Please complete the following chart to indicate what portion of your proposed project is dedicated to the following uses:

Use	Floor Area		Percentage	
Alzheimer's / Dementia Care Housing		square feet		%
Assisted Living Care Housing	1,749	square feet	58	%
Senior Independent Housing		square feet		%
Skilled Nursing Care Housing		square feet		%
Common Areas	1,282	square feet	42	%
Total	3,031	square feet		100%

Indicate the sheet number on the plans that shows the required information Summary Table which includes the above data:

A1.0

2. What enriched services are provided on-site, such as social and physical activities and aging-in-place opportunities?
3. What enriched services are provided off-site and within 1,500 feet, such as transportation and social/health services, opportunities for community involvement (such as libraries or parks), senior serving commercial uses (such as grocery store, drug store, beauty salon/barber shop, coffee shops), and other accessibility/walkability considerations?
4. Will the project provide reduced parking, pursuant to LAMC Section 12.21 A.4(u) of Chapter 1? ☒ Yes ☐ No

If Yes, indicate below how the additional parking spaces otherwise required by the LAMC will be provided should the development cease to qualify as an Eldercare Facility:

- a. If by construction of new parking spaces, indicate the sheet number on the plans which shows where the spaces would be provided:

A1.0

- b. If by other methods, describe how LAMC required parking would be achieved (for example reduction in number of units through consolidation).

5. Will special transportation (e.g., buses, vans) be provided for the residents? ☐ Yes ☐ No

If Yes, where will they be stored or parked? If onsite, indicate the sheet number on the plans which shows where they will be parked:

6. What will be the maximum number of staff at the facility at any given time? 5
Will any of the staff/facility operators reside on the premises? ☐ Yes ☒ No

If Yes, how many? _____

7. Will there be nurses and/or doctors visiting the facility? ☒ Yes ☐ No

If Yes, how many? 2 nurse / 1 dr; and how often? 2 per/week

8. Will there be nurses and/or doctors residing on the premises? ☒ Yes ☐ No

If Yes, how many? 1 nurse / 0 dr

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
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.
3. The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

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.
2. The project shall provide services to the elderly such as housing, medical services, social services, or long-term care to meet citywide demand.
3. The project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.
4. The project provides 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.

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

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

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 9644 CLAIRE AVE, NORTHRIDGE, CA 91324 Unit/Space Number: 1

Legal Description² (Lot, Block, Tract): LOT: 86, BLOCK: NONE, TRACT: TR 22439

Assessor Parcel Number: 2762007011 Total Lot Area: 16,862.7

2. PROJECT DESCRIPTION

Present Use: Existing SFD

Proposed Use: (E) SFD TO BE CONVERTED INTO NEW ELDERCARE FACILITY

Project Name (if applicable): 9644 CLAIRE AVE

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).

Describe in detail the characteristics, scope and/or operation of the proposed project:

(E) SFD TO BE CONVERTED INTO A Eldercare Facility

Additional Information Attached:

☒ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☒ Site has existing buildings (provide copies of building permits) | ☐ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| ☐ Demolition of existing buildings/structures | ☐ New construction: _____ square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☐ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☒ Change of use and/or hours of operation |
| ☐ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 2 - Demolish(ed)³ 0 + Adding 0 = Total 2

Number of Affordable Units⁴: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

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

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☒ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☒ YES

☐ NO

Authorizing Code Section: Code (LAMC) Section 14.3.1

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

Action Requested: _____

Los Angeles Municipal Code (LAMC) Section 14.3.1 authorizes applications for Eldercare Facilities

Authorizing Code Section: _____

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

Action Requested: _____

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED 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): _____

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 | ☐ Clarification of Q (Qualified) Condition |
| ☐ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☐ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main Conditional Use |

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, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: ARCHANA THUKRAL

Company/Firm: _____

Address: 9644 CLAIRE AVE Unit/Space Number: _____

City: NORTHRIDGE State: CA Zip Code: 91324

Telephone: 818-371-0241 E-mail: samthukral@hotmail.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): _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: DOUGLAS AYALA

Company/Firm: _____

Address: 7044 SEPULVEDA BLVD Unit/Space Number: #1224

City: VAN NUYS State: CA Zip Code: 91405

Telephone: 818-305-7179 E-mail: douglas@the-bluprint.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ 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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 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 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).** An 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: _____

Print Name: _____

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

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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 that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

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.
- h. 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 is 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. 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 does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

REFERRAL FORM



CASE CONSULTATION REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project that includes one or more of the entitlement requests listed below shall include a completed Case Consultation Referral Form (Referral Form) signed by Project Planning Staff assigned to the Geographic Planning area, or signed by the Major Projects Division, if Major Projects will be processing the case. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.gov> under the “About” tab. This form is not required for cases using [Universal Planning Review](#) services or being filed with the Expedited Processing Section (EPS).

APPLICABLE ENTITLEMENTS

- **Zone Change/Height District Change (unless filed in conjunction with a General Plan Amendment initiated by the Director of Planning)**
- **Establishment, Expansion, or Amendment of a Specific Plan or Supplemental Use District**
- **Amendment to Council Instructions for T Instructions, Q Conditions, D Limitations**
- **Class 3 Conditional Use, excluding Density Bonus > 35%**
- **Condominium Conversion**
- **CUGU Project Adjustment or Exception**
- **Any project that requires an Environmental Impact Report (EIR) or**
- **Development Agreement**

Please be advised that the purpose of this form is only to confirm that consultation on the proposed request has taken place and does not guarantee approval by the applicable decision-making body.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by Project Planning Staff, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 9644 CLAIRE AVE, NORTHRIDGE, CA 91324

Community Plan Area: Northridge Community Plan

Specific Plan, DRB, CDO, POD, NOD, CPIO, SN, or other Supplemental Use District including Subarea, if applicable:

Description of Proposed Project:

PROPOSE LAYOUT FOR A 12 BED CONGREGATE FACILITY

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

CONSULTATION COMPLETED (CHECK ALL THAT APPLY)

- ☐ Zone Change/Height District Change (unless filed in conjunction with a General Plan Amendment initiated by the Director of Planning)
- ☐ Establishment/expansion/amendment of a Specific Plan or Supplemental Use District
- ☐ Amendment to Council Instructions for T Instructions, Q Conditions, D Limitations
 - ☐ Complies with Commission Guidelines ([CP-7778](#))
- ☒ Class 3 Conditional Use Permit, excluding Density Bonus > 35%
- ☐ Condominium Conversion
- ☐ CUGU
 - ☐ Project Adjustment
 - ☐ Project Exception
- ☐ EIR
- ☐ Development Agreement

Most City Planning processes involve a review of the project design. Applicants are encouraged to consult with the City Planning Urban Design Studio regarding the design of the project early in the application process, ideally prior to filing. You may schedule a design review meeting online: planning.lacity.gov/plans-policies/urban-design-studio/schedule-appointment.

ENVIRONMENTAL CLEARANCE

- | | |
|---|--|
| ☐ Not Determined | ☒ Categorical Exemption (CE) |
| ☐ MND/ND | ☐ Class 32 CE |
| ☐ SCEA | ☐ Statutory Exemption (SE) |
| ☐ Existing ENV Case Number: | |
| ☐ Addendum to Existing ENV Number: | |
| ☐ Other: | |

NOTES:

Class 3 CU for sanitarium (Congregate living). Project will be required to comply with all development standards of the underlying zone.

Project Planning Signature: Renata Ooms

Digitally signed by Renata Ooms
Date: 2026.06.05 09:30:28 -07'00'

Print Name: Renata Ooms

Phone Number: renata.ooms@lacity.org

Date: 6/5/26

INSTRUCTIONS

1. **APPOINTMENTS.** Schedule a pre-filing appointment with the planner assigned to the applicable geography, or the Major Projects Division, if Major Projects will be processing the case, to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers (DSCs) via the [BuildLA Appointment System](#)¹. Additional information about DSC services is available [online](#)².
2. **REVIEW MATERIALS.** Please provide the following materials:
 - a. Referral Form with items in the Project Summary section completed.
 - b. Project Plans.
 - c. Any additional materials as may be requested by Project Planning Staff.
 - d. Note that cases being filed with Major Projects will be required to provide a digital 3D model with the application filing materials. The model must include building massing, materials, and textures; and must be resubmitted for consistency with each updated project plan submittal.

Acceptable file types are in Collada (.dae) format that must be submitted with a Keyhole Markup Language (KML) file for integration into ArcGIS in WGS84 Projection.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#). Certain projects may also qualify for [Universal Planning Review Services](#) with the Department of City Planning (DCP).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	SOUTH LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC South LA Counter 8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		

¹ <https://appointments.lacity.org/apptsys/Public/Account>

² <https://planning.lacity.gov/project-review/planning-services>