



COUNTY OF LOS ANGELES  
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ROBERT E. KALUNIAN  
Acting County Counsel

September 1, 2009

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#25 September 1, 2009

Agenda No. 10  
04/28/09

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: LOCAL PLAN AMENDMENT CASE NUMBER 200800005-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a local plan amendment to the Altadena Community Plan, which is associated with Conditional Use Permit Case Number 200700146-(5), Housing Permit Case Number 200700005-(5), and Oak Tree Permit Case Number 200700039-(5), and relates to a proposed development of a 278-unit senior citizen apartment complex and a senior citizen assisted and independent living facility in the unincorporated community of Altadena. At the completion of the hearing, you indicated an intent to approve the proposed local plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ROBERT E. KALUNIAN  
Acting County Counsel

By *[Signature]*  
LAWRENCE L. HAFETZ  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

*[Signature]*  
JOHN F. KRATTLI  
Senior Assistant County Counsel

LLH:sh

Enclosures

HOA.602299.1

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO THE ADOPTION OF LOCAL PLAN AMENDMENT  
CASE NO. 200800005-(5)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2007-00146-(5) ("CUP"), Housing Permit No. 2007-00005-(5) ("Housing Permit"), Oak Tree Permit No. 2007-00039-(5) ("Oak Tree Permit"), and Local Plan Amendment No. 200800005-(5) ("Plan Amendment") on April 28, 2009; and

**WHEREAS**, the Plan Amendment is a request to change the land use designation for a portion of the subject site in the Altadena Community Plan ("Community Plan") from category 2 (Low-Density Residential, 1 to 6 dwelling units/acre) to category 4 (Medium-Density Residential, 12 to 22 dwelling units/acre), all as more fully described herein.

**WHEREAS**, the CUP, Housing Permit, and Oak Tree Permit are related requests to authorize the construction, operation, and maintenance of the senior citizen housing project described herein.

**WHEREAS**, the Board of Supervisors finds as follows:

1. The permittee, Episcopal Home Communities, proposes to construct an assisted and independent living facility ("Assisted Living Facility") on 6.14 acres located at 2212 El Molino Avenue in the unincorporated community of Altadena, and a senior citizen apartment complex consisting of four separate buildings ("Apartment Complexes") on the adjacent 2.04 acres (the Assisted Living Facility and Apartment Complexes collectively referred to as "Project"). The Assisted Living Facility will provide 200 independent living units and 38 assisted living units for senior citizens, and the Apartment Complexes will provide 40 apartment units for senior citizens. Together, the project will provide a total of 278 housing units for seniors citizens.
2. The Assisted Living Facility will be located on the western, 6.14-acre portion of the site ("Western Side") where the retirement community known as The Scripps Home ("Scripps") was previously located. Scripps and its accessory facilities were demolished in 2008. The site for the instant project includes both the Scripps site and the adjacent 2.04-acre site to the east ("Eastern Side").
3. The Assisted Living Facility will have a maximum of four stories, a maximum height of 65 feet, and will contain a unit mix of 134 one-bedroom units, 88 two-bedroom units, and 16 studio units. Each of the four separate buildings in the

Apartment Complexes will have a maximum of three stories, a maximum height of 35 feet, and will each contain 10 two-bedroom units, for a total of 40 two-bedroom units.

4. The subject site crosses two zones. The Western Side is zoned A-1 (Light agriculture) and the Eastern Side is zoned R-2 (Two-family residence).
5. The subject property is within the area covered by the Community Plan, and the Western Side of the site is designated in the Community Plan as Category 1 (Institutional), which has no density limitation, and the Eastern Side of the site is designated in the Community Plan as Category 2, which is defined as Low-Density Residential, 1 to 6 dwelling units/acre.
6. Land use policies in the Community Plan allow for the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community, and such intensified land uses shall "provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit." The project is a senior citizen housing facility for residents to "age in place," with amenities on site and which is located in close proximity to commercial uses.
7. The subject property is bounded by Calaveras Street to the North, Alameda Street to the South, Crawford Avenue to the East, and El Molino Avenue to the West.
8. The project will provide a total of 344 on-site parking spaces, 280 of which will be located in a subterranean parking garage, and the remaining 64 parking spaces will be provided at-grade.
9. The project site is of sufficient size to accommodate the building design, and the project will not overburden existing public services, nor disrupt or adversely impact local traffic, and it will be compatible with surrounding uses.
10. The project meets all criteria to exceed the density designated on the land use policy map in the Community Plan and will be consistent with the goals and objectives of the Community Plan and related policies of the Los Angeles County Department of Regional Planning.
11. The Plan Amendment is consistent with the goals and policies of the Community Plan. The proposed residential project will increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-housing balance in the area, and concentrate well-designed high-density housing in and adjacent to job centers and local transit service.

12. An Initial Study was prepared for this project under this California Environmental Quality Act ("CEQA"). Based on the Initial Study, it was determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the project, that with the mitigation measures set forth in and carried out through the Mitigation Monitoring Program ("MMP"), there is no substantial evidence that the project would have a significant effect on the environment.
13. An important need exists for senior citizen housing in the County, and the density for this project is appropriate in character and size for the local community.
14. The project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. section 3601, et seq.). The proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. section 3607, and the regulations promulgated thereunder.
15. The project will comply with all California fair housing statutes and regulations regarding senior citizen housing (California Government Code section 12955, et seq. and California Civil Code section 51, et seq.). The project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in California Government Code section 12955.9 and the regulations promulgated thereunder.
16. The project is an appropriate replacement for the Scripps facility, previously located on the Western Side of the site.
17. The Board has considered the whole record, including testimony for and against the project; and

**THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:**

1. Certifies that the MND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record regarding the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Adopts Altadena Community Plan Amendment Case Number 200800005-(5).

The foregoing resolution was on the 1st day of September, 2009, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

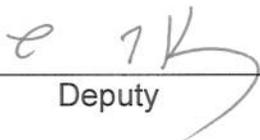


SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By   
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By   
Deputy

Attachment

AMENDMENT TO COUNTYWIDE GENERAL PLAN  
ALTADENA COMMUNITY

**PLAN AMENDMENT: 2008-00005-(5)**

ON: \_\_\_\_\_

**CATEGORY 2 TO CATEGORY 4**

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



**LEGAL DESCRIPTION:**

LOTS 12 THROUGH 24 OF TRACT NO. 6162 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



0 100 200  
FEET

COUNTY ZONING MAP  
177H245

**DIGITAL DESCRIPTION:** \ZCO\ZD\_ALTADENA\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR