

Congregate Living Health Facility

6854 N. Tyrone Avenue

Van Nuys, CA 91405

ZA-2017-3892-CU

Your support matters!

The applicant respectfully requests your support of an 18 bed Congregate Living Health Facility.



What is a Congregate Living Health Facility?

A residential home that provides compassionate inpatient care, including:

- Medical Supervision and
- 24-hour skilled nursing and supportive care

To

- Mentally alert, physically disabled persons, who may be ventilator dependent;
- Persons who have a diagnosis of a life threatening illness.
- Persons who are catastrophically and severely disabled.

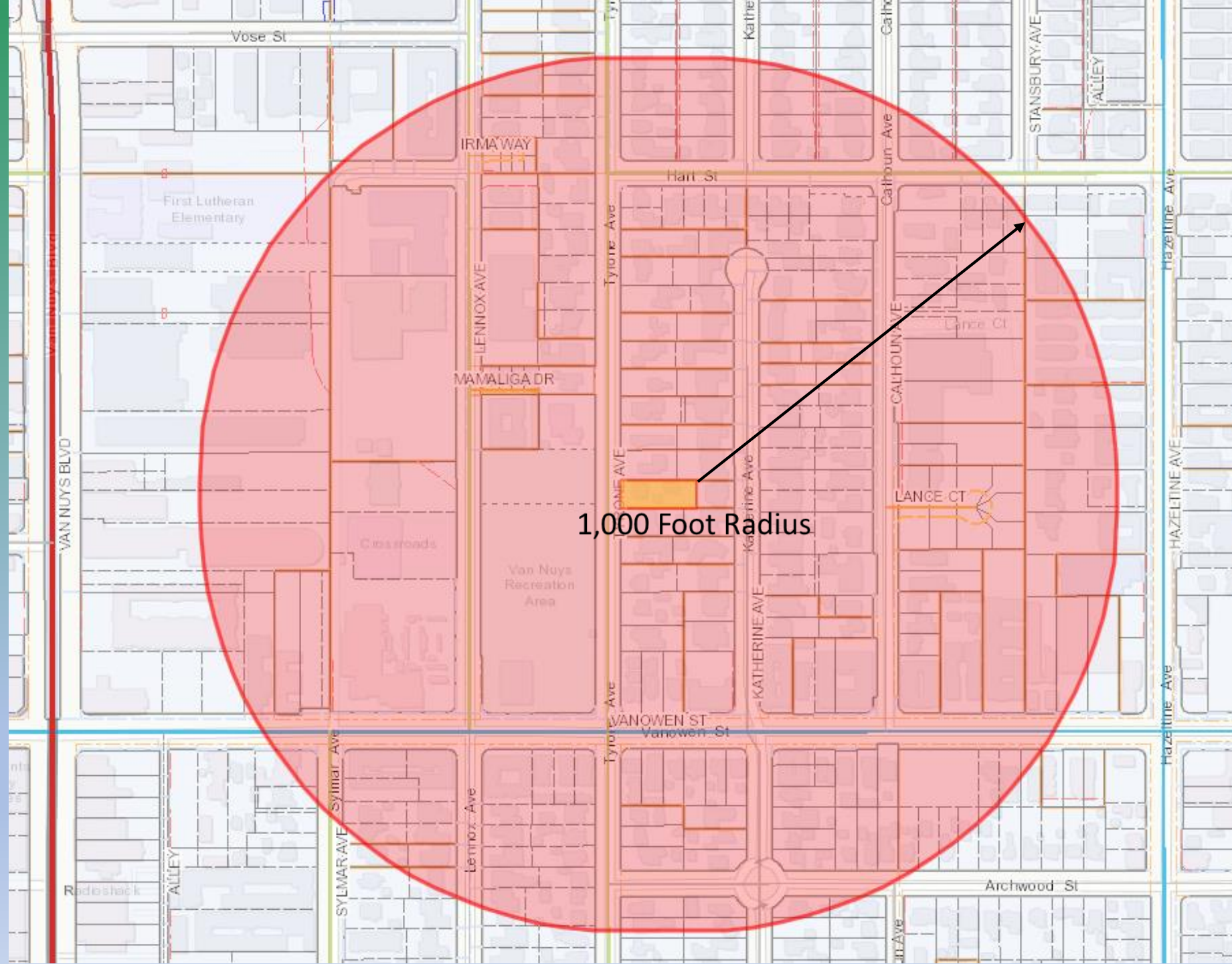


Request

The applicant is requesting a Conditional Use Permit. This is not a request for a Zone Variance, Zone Change or General Plan Amendment. It will not change the zone of the house or of anyone else's property.

Each Conditional Use Permit case is considered independently

CLHFs are required to be located a minimum of 1,000 feet from one another.



Request

- The built environment and surrounding neighborhood is being enhanced by the new house. The use will also provide an important social service that is beneficial to the community as it will serve local people with physical disabilities and provide jobs for the local populace.
- Care was taken to design an attractive house that complies with all zoning standards. No deviations have been requested to height, floor area, setbacks or other design standards. Parking is provided onsite and the difference in traffic trip generation is negligible.
- The City of Los Angeles is mandated to provide for all of its citizens. The needs of the disabled are currently not being met in this community or in much of Los Angeles.

Are there any CLHFs nearby?

State law requires that CLHFs be located more than 1,000 feet apart from each other.



Lanterman Developmental Disabilities Act

The Fair Housing Act

In 1977, the Lanterman Developmental Disabilities Act established the right of Californians with developmental and physical disabilities to receive treatment and live in “the least restrictive environment.” This means that, instead of being institutionalized, persons with special needs are entitled to live in normal residential surroundings where they can experience maximum independence and participate in community life while receiving services and care.

Federal laws impact local land use practices with respect to residential care facilities. The Fair Housing Act, promotes the integration of individuals with disabilities into the community.

The California Fair Employment and Housing Act and The Americans with Disabilities Act

The California Fair Employment and Housing Act, like the Federal Housing Act, prohibit housing discrimination based on disability and familial status.

The Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities. The subsequent Supreme Court “Olmstead” decision clarified that the ADA requires States to place individuals in community settings rather than institutions.

State Protection



Some jurisdictions would not allow such facilities due to antiquated zoning regulations or neighbor objections. The State determined that CLHFs are necessary, beneficial and complementary residential uses and took action to protect facilities of 6 or fewer beds from local land use regulations.

STATE OF CALIFORNIA POLICY ON RESIDENTIAL CARE FACILITIES

“The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development of sufficient numbers and types of residential care facilities as are commensurate with local need.”
(Welfare and Institutions Code)

Why would someone choose a CLHF over a hospital, acute care or skilled nursing or convalescence home? It's about Compassion!

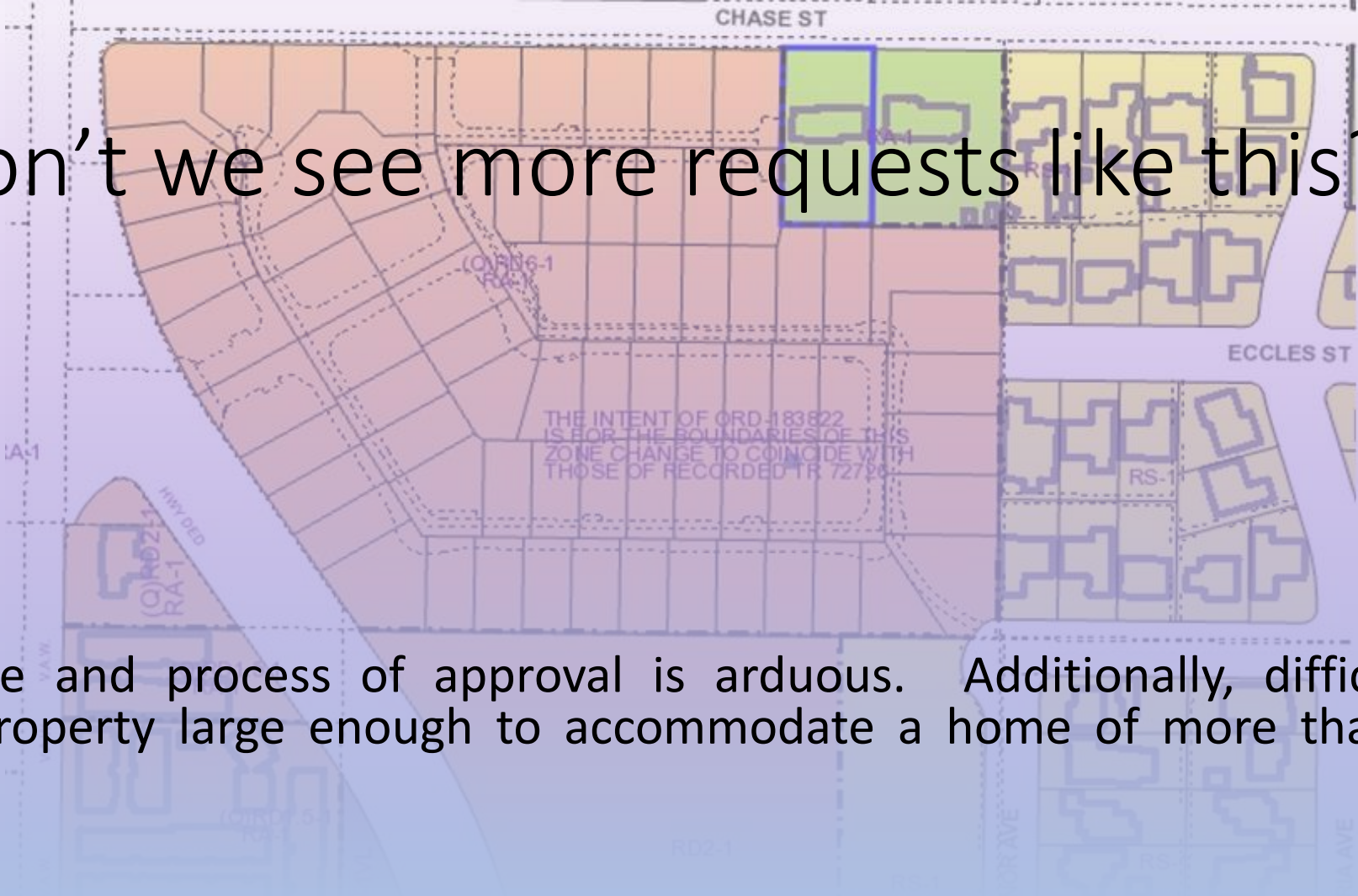
- Healing is quicker in a home type environment rather than an institutional type of environment
- Patients are calmer when they feel like they are at home and will not rush to be transferred home where they do not receive the same level of service or treatment
- Some people feel that they are too young to be in a convalescence home
- Families prefer to have care provided close to where they live
- Significant cost savings when compared to an acute care hospital or skilled nursing facility

Why are we proposing more than 6 beds?

The demand for such facilities is extremely high, due in part to aging baby boomers, a statistically larger generation. Additionally, traffic accidents including: automobile, pedestrian, bicycle and motorcycle continue to provide a steady stream of patients. Accidents including work related and industrial accidents provide some need for such facilities. Lastly, heart attack, stroke, and diabetes related illnesses continue to provide a high demand for such facilities.

The 6 bed standard was not created by a scientific model of what fits well within a community or what constitutes a home versus an institution but rather was a number that was politically palatable to get the legislation approved in Sacramento at a particular point in time but does not meet the local demand.





Why don't we see more requests like this?

The expense and process of approval is arduous. Additionally, difficulties finding an adequate property large enough to accommodate a home of more than 6 beds can be challenging.

Much of the San Fernando Valley consists of post-war R1 zoned 5,000sf lots. The subject site is a 11,893sf R1-1 zoned lot which can accommodate the larger house needed to fulfill local demand for such a facility.

Below is a sampling of the types of patients (note their ages).

AGE	GENDER	DIAGNOSIS	DEMOGRAPHICS
29	MALE	MOTORCYCLE ACCIDENT	LOS ANGELES
51	MALE	MOTOR VEHICLE ACCIDENT VS PEDESTRIAN	N. HOLLYWOOD
32	MALE	MOTORCYCLE ACCIDENT	PANORAMA CITY
27	MALE	FELL FROM A TREE	LOS ANGELES
36	FEMALE	MOTOR VEHICLE ACCIDENT VS PEDESTRIAN	RESEDA
54	MALE	FELL IN AN EMPTY POOL WHILE FIXING IT	LOS ANGELES
44	MALE	INNOCENT BYSTANDER DRIVE-BY SHOOTING	LOS ANGELES
56	MALE	UTLITY WORKER FELL DOWN FROM A POLL	LOS ANGELES
28	FEMALE	MOTOR VEHICLE ACCIDENT VS PEDESTRIAN	N. HOLLYWOOD
32	FEMALE	MOTOR VEHICLE ACCIDENT / PASSANGER	BURBANK
51	MALE	STROKE	LOS ANGELES
63	FEMALE	STROKE	VAN NUYS
33	MALE	ALS / LOU GEHRIG'S DISEASE	LOS ANGELES
27	MALE	SPINAL CORD INJURY WHILE TRAINING FOOTBALL	LOS ANGELES
41	MALE	MOTORCYCLE ACCIDENT	LOS ANGELES
38	FEMALE	MULTIPLE SCLEROSIS DISEASE	NORTHRIDGE
19	FEMALE	MOTOR VEHICLE ACCIDENT	LOS ANGELES
41	MALE	MOTORCYCLE ACCIDENT	N. HOLLYWOOD
39	MALE	MOTOR VEHICLE ACCIDENT	LOS ANGELES
49	MALE	STROKE	LOS ANGELES
33	MALE	SPINAL CORD INJURY	LOS ANGELES
44	FEMALE	lumbar radiculopathy	PACOIMA
51	MALE	MOTOR VEHICLE ACCIDENT	RESEDA
40	MALE	MULTIPLE SCLEROSIS DISEASE	LOS ANGELES
52	MALE	MOTOR VEHICLE ACCIDENT VS PEDESTRIAN	LOS ANGELES
20	MALE	SKATEBOARD INJURIES	N. HOLLYWOOD

What do health care workers say about CLHFs?

“There is such a shortage of Congregate Living Health Facilities and this project will help to fill the void. There are many disabled people who would benefit from living in this type of a home like setting, and still receive necessary care. It will give meaningful purpose to their lives.”

N. Kuyrumyan R.N.



What do patients say about CLHFs?

“I am a former resident of the Quality congregate living facility and I must say that this exactly what anyone who has undergone a life changing event and requires a nursing facility needs.” C. Sosa

“My 42 years old brother was involved in a terrible car accident which left him in coma for 2 months. When I found out about a CLHF in Burbank we immediately transferred him to that CLHF. The home was very clean and properly staffed. They were very caring and treated my brother like a family member versus just another patient. Because of the homelike feeling and excellent patient care, my brother recovered in less than 3 months. WE NEED MORE HOMES LIKE THIS ONE. IT SAVES PEOPLES LIVES.” V. Babani

Who oversees the operation of CLHFs?



- California Department of Public Health – Licenses such facilities

- California State Fire Marshal – Interprets and in some cases enforce care facility building regulations



- California Office of Statewide Health Planning and Development (OSHPD) – Collects data regarding such facilities



- Los Angeles County Department of Public Health – inspects and regulate such facilities



- United States Occupational Safety and Health Administration (OSHA) – Regulate workplace safety standards



- The City of Los Angeles enforces any Municipal Code Violations or Conditions of approval



Description of the house



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Description of the house

The house will be indistinct from any other house on the block. The objective is to have a “home” environment. The construction of the house is permitted “by right”. No deviation from any building standards are requested. In other words the house will conform to height, setback, parking, grading, floor area, etc.

- No signage
- No ramps
- The house will be equipped with solar panels
- The house will provide 1 Electric Vehicle Charger installed within the garage
- The house will have a fire suppression (sprinkler) system installed, smoke alarms, carbon dioxide alarms, fire extinguishers and earthquake gas shut-off valves as required
- Strict exiting requirements will be adhered to
- No outdoor tanks of oxygen, propane, etc.

Parking

The State of California does not require any additional parking for this type of facility beyond the two covered parking spaces required for any single-family home. However, the applicant has demonstrated how the site can easily accommodate more cars including parking for staff, deliveries and visitors.

In conclusion

- The proposed facility would provide much needed compassionate supportive services to those who are otherwise unable to care for themselves
- Maintain the character of the neighborhood through excellent home design
- With proven experience will not impact the neighborhood