

13-1325

MOTION

The aging population is a segment of our community that is continuing to grow at a rapid pace. Studies and research by the Administration of Aging articulate that by the year 2030, the number of persons 65 and older will have more than doubled since the year 2000. Statistics also suggest similar growth in the senior population regionally. In view of this data, there is a demand and a need to provide for various types of senior housing options that cater to individual lifestyles and needs.

Prior to adoption of the Eldercare Ordinance, the City had confusing and incomplete zoning regulations relative to a new type of hybrid senior housing that was gaining popularity. In contrast to the more conventional nursing/convalescent homes, "eldercare facilities" contain a variety of housing options available to seniors that meet their varied and specialized needs and maximize their quality of life. Because of the special nature of eldercare facilities, it was often necessary for developers to obtain multiple entitlements for a single project. These reviews were often complicated and time consuming, thereby delaying construction of much needed housing.

The Eldercare Ordinance, initiated in 2003 and adopted in 2006, clarified and expanded zoning regulations that applied to these facilities. It also provided a unified permit process that could be initiated for an eldercare facility in all A, R, or C Zones. This unified permit could include requests to modify required height, front yards, side and rear yard setbacks, lot area, loading space, density, parking requirements, floor area, allowable uses, and other discretionary actions.

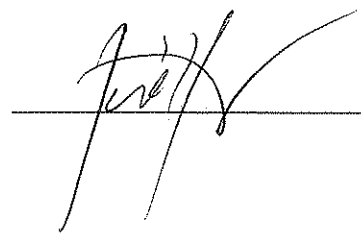
Since the inception of this ordinance, many eldercare facilities have been constructed in Los Angeles. However, a majority of the eldercare applications are exceedingly being submitted for large projects that are out of scale to their surrounding projects. In the absence of clear objective guidelines and standards, the ordinance has created a situation where applicants are not provided with enough direction in designing a compatible project and communities do not have a clear understanding of what kind of development the City may deem appropriate in their neighborhoods.

I THEREFORE MOVE that the Department of City Planning develop and issue guidelines for processing Eldercare Facility Unified Permits, including the acceptance of complete applications for environmental review and analysis, and the basis for approval or denial of projects.

PRESENTED BY:


MITCHELL ENGLANDER
Councilmember, 12th District

SECONDED BY:



ORIGINAL


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