

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: December 4, 2025  
HEARING DATE: December 16, 2025      AGENDA ITEM: 7  
PROJECT NUMBER: PRJ2025-002511-(1)  
PERMIT NUMBER(S): Conditional Use Permit RPPL2025002483  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 19850 Colima Road, Rowland Heights CA 91789  
OWNER: Welbrook Senior Living  
APPLICANT: Welbrook Senior Living  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-002511-(1), Conditional Use Permit ("CUP") Number RPPL2025002483, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

#### **CEQA:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

#### **ENTITLEMENT(S)**

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025002483 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the continued operation and maintenance of an existing 88-unit Adult Residential Facility (“ARF”) in the R-1-10000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

### **B. Project**

The Project is for the continued operation and maintenance of an existing ARF with 88 units, licensed by the State of California. Assessor's records categorize the existing use at the Project Site as "Institutional" and describe it as "Home for Aged and Others", indicating that the existing structure was built in 1987. The zoning of the Project Site at that time was A-1 (Light Agricultural), which requires a CUP for ARFs with seven or more residents. However, there is no record of a CUP ever being obtained for the development of the existing facility.

The subject ARF supports both assisted living and memory care lifestyles for seniors. The facility has three shifts with a maximum of 30 staff for the largest shift. The facility's residents do not drive their own vehicles and are instead driven to and from their destinations by the facility's staff in one of the facility's two vehicles.

Site Plan Review (“SPR”) No. RPPL2021005951 was approved on November 10, 2021, which authorized various improvements to the existing facility at the Project Site, which was described as an "existing two-story, 88-unit Assisted/Memory Care Senior Living Community". This approval noted that the existing facility's amortization will end on December 31, 2022 and that a valid CUP will be required for the existing facility to continue operating at the Project after that date.

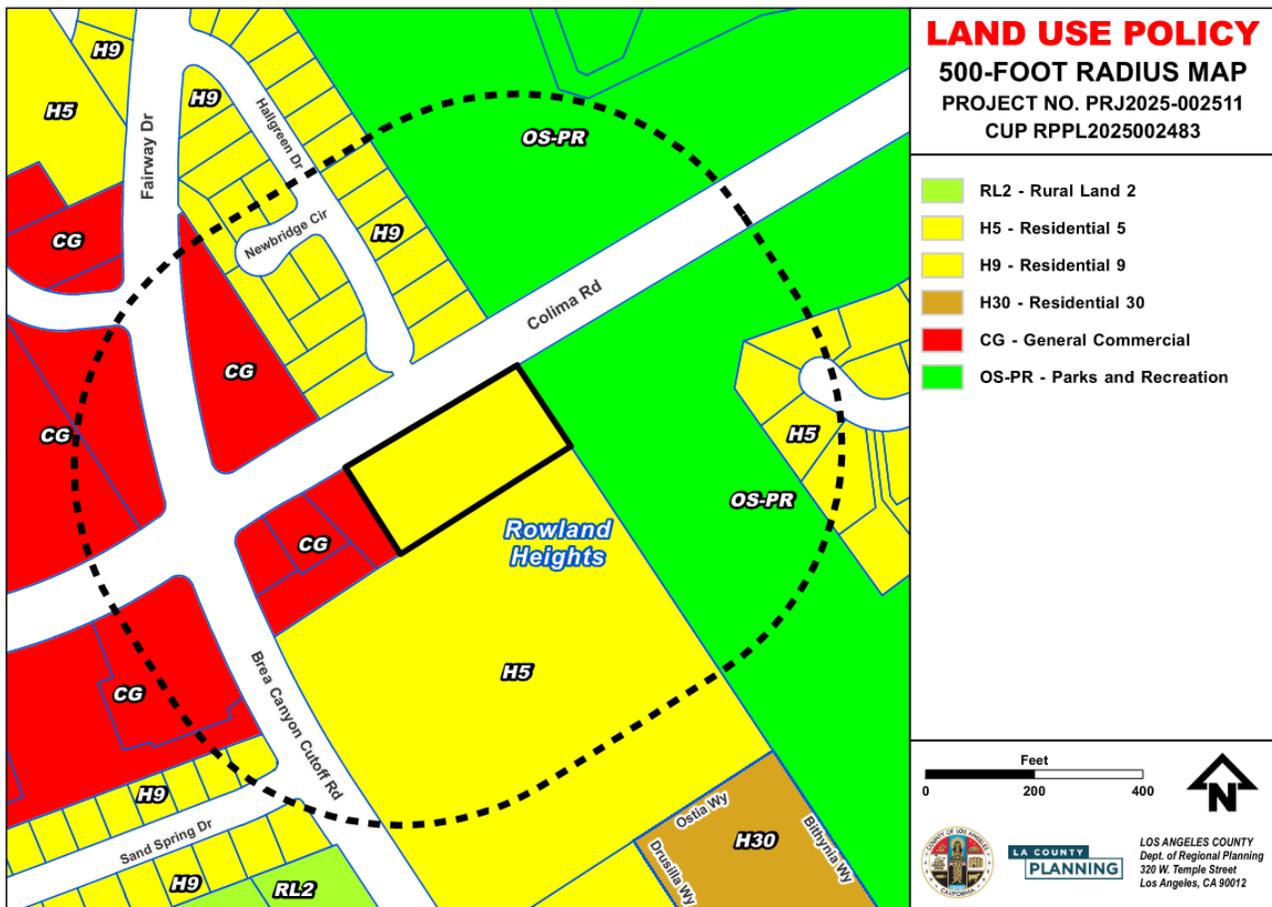
This subject CUP application was filed pursuant to that direction.

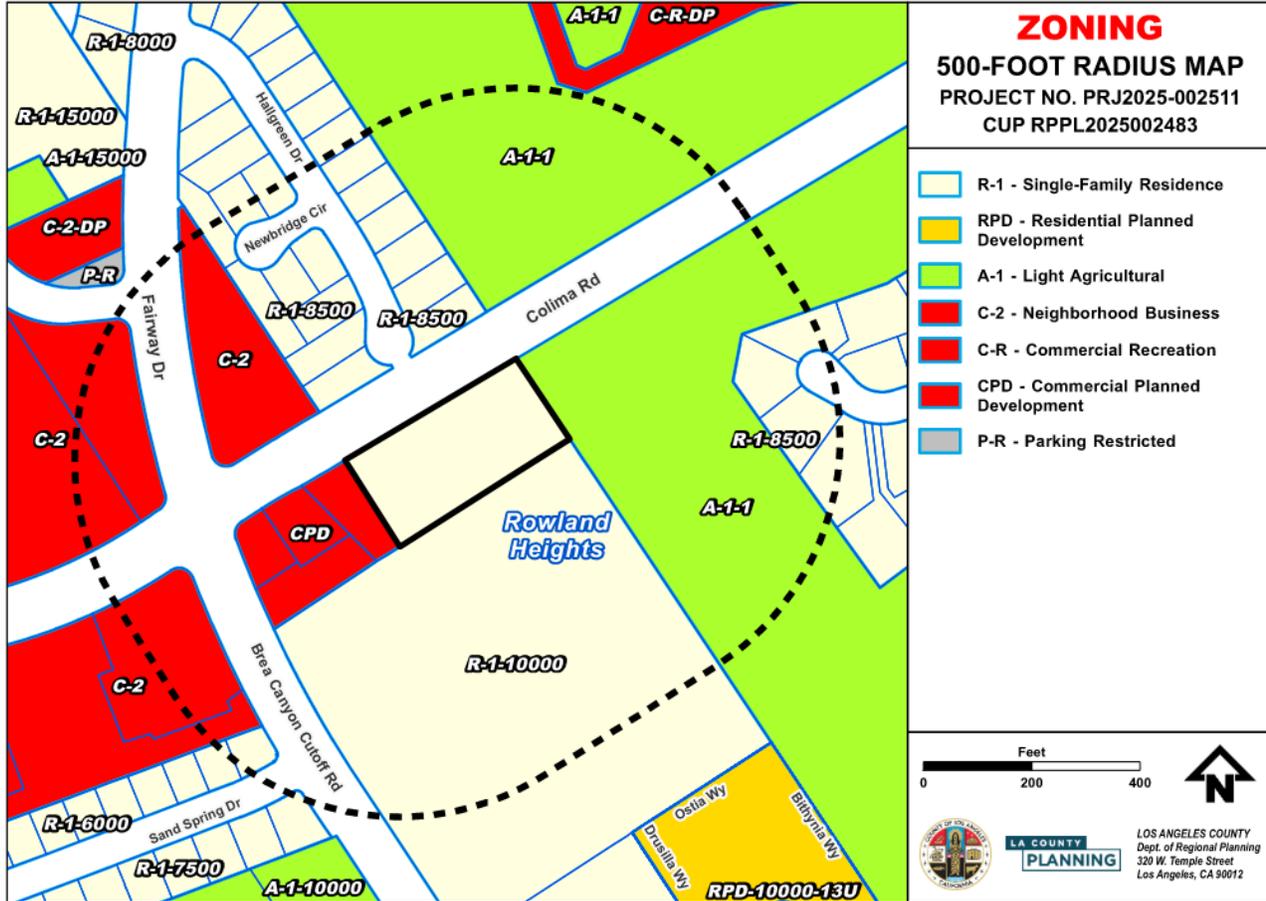
## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

<b>LOCATION</b>	<b>EAST SAN GABRIEL AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
SUBJECT PROPERTY	H5 (Residential 5 – 0 to 5 Dwelling Units per Net Acre)	R-1-10,000	Adult Residential Facility
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units per Net	R-1-8,500, A-1-1 (Light Agricultural)	Single-Family Residences

	Acre), OS-PR (Open Space - Parks and Recreation)		("SFRs"), Golf course
EAST	OS-PR, H5	A-1-1, R-1-8500	Golf course, SFRs
SOUTH	H5	R-1-10,000	Religious and educational institution
WEST	CG (General Commercial)	CPD (Commercial Planned Development), C-2 (Neighborhood Commercial)	Various commercial uses





**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2433	R-5 (Agricultural)	3/19/1934
7347	A-1-20,000	5/27/1958
2024-0030Z	R-1-10,000	5/21/2024

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
SPR No. RPPL2021005951	Renovations and improvements to existing senior living facility	11/10/2021 (The facility was originally built in 1987 with permits only from the Department of Public Works, Building and Safety Division)

### C. Violations

CASE NO.	VIOLATION	CLOSED
09-0002202	Banners	Closed date not entered

## ANALYSIS

### A. Land Use Compatibility

The Project Site is currently developed with a two-story, 88-unit ARF that has been in operation for more than 30 years. The subject ARF has been operating at the Project Site with no reported complaints from the community or zoning violations, except for some banners at the Project Site, which have been abated. Surrounding land uses include SFRs, a golf course, a religious and educational institution and various commercial uses. The residential nature of the ARF with appropriate developmental and operational controls, such as parking restrictions and landscaping requirements, will ensure the ARF remains compatible with the existing uses in the surrounding area.

### B. Neighborhood Impact (Need/Convenience Assessment)

The subject ARF has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for some banners at the Project Site, which have been abated. To the north and further east of the Project Site are single-family residential neighborhoods. However, these are adequately buffered from the Project Site by concrete walls, a golf course and the width of Colima Road, a 100-foot-wide Major Highway on the County Master Plan of Highways. With appropriate developmental and operational controls, such as parking restrictions and landscaping requirements, the ARF will continue to operate will minimally impact the nearby residential neighborhoods.

### C. Design Compatibility

Pursuant to County Code Section 22.18.040 (Development Standards for Residential Zones), the property is subject to the development standards for the R-1 Zone. The Project conforms to all these development standards except for the rear yard requirement. However, since the existing structure was built in 1987, it is legally non-conforming to this standard. No physical development is proposed for this Project.

## GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements, except for the rear yard setback requirement. However, since the existing structure was built in 1987, it is legally non-conforming to these requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.158.050 (CUP Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the continued operation of an existing ARF. No modifications or physical development is proposed. The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

No comments were solicited nor received from other County Agencies.

#### **B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

#### **C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By:   
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By:   
Susan Tae, AICP, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Previous Approval (SPR RPPL2021005951)



## Walnut Valley Senior Living CUP Renewal

### Sheet Index

A1.00	Contextual Site Plan
A1.01	Existing Site Plan
A2.01	Existing Ground Level Floor Plan
A2.02	Existing Second Level Floor Plan
A3.01	Existing Building Exterior Elevations
A4.01	Existing Building & Site Context Photographs

19850 Colima Road  
Walnut, California 91789

CUP Renewal Application Submission  
9 May 2025

Everest Senior Living

**Shelter**  
ARCHITECTS



C:\Users\Mark\OneDrive\Desktop\2025\250525\250525\_Senior\_Living\_CUP\_S - Design Plan\Program\GIS - [Renamed] 25.05.25.dwg

Printed: Tuesday, May 26, 2025, 4:17pm, by Mark

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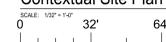
REV. DATE. ISSUE

**Walnut Valley  
Senior Living  
CUP Renewal**

19850 Colima Rd  
Walnut, California 91789

Contextual Site Plan

Contextual Site Plan



1

PROJECT #: 25.05  
DATE: 9 May 2025

A1.00

PROJECT NO: \_\_\_\_\_ SITE ADDRESS: \_\_\_\_\_

PERMIT NO:	NAME OF BUSINESS	ADDRESS, UNIT OR SUITE NO.	USE (Retail, office, restaurant, residential, etc.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD* (If applicable)	PARKING RATIO	SPACES REQUIRED <sup>2</sup>	SPACES PROVIDED
1	Walnut Valley Senior Living	19850 Colima Road Walnut, CA 91789	Residential Care Facility for the Elderly	49,080 GSF	11 per 100 sq. ft.	+1 per 100 sq. ft.	55	33
							<b>TOTAL SPACES REQUIRED<sup>3</sup></b>	<b>55</b>
							<b>TOTAL SPACES PROVIDED</b>	<b>33</b>
							<b>Difference<sup>4</sup></b>	<b>-22</b>

1 Attach completed Building & Safety Occupancy Load Determination Form A.  
2 Please refer to Chapter 22.112 of the Zoning Code.  
3 If the total number of required spaces is a fraction, round to the nearest whole number.  
4 A negative difference may require an authorized Parking Permit or Minor Parking Deviation.

By my signature below, I certify that this analysis data is true to the best of my knowledge.  
PROPERTY OWNER OR APPLICANT SIGNATURE \_\_\_\_\_ DATE OF SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ Attach additional sheets, if necessary

320 West Temple Street, Los Angeles, CA 90012 • 213-978-6411 • TDD: 213-617-2292  
@LACDRP • planning.lacounty.gov

Project Information  
Site Address: 19850 Colima Rd., Walnut CA 91789  
Municipal Jurisdiction: LA County  
APN: 8746-001-130  
Site Area: 1.67 Acres  
Site Zoning: R-1-10000 (Single Family Residence)  
Existing Buildings on Site: 2 Story 49,080 SF Total per LA County record  
Construction Type: 5 Stories Type V-A; Sprinklered  
Unit Mix: MC Studio 18, AL Studio 61, AL 1-Bedroom 9, Total 88 Units (88 Beds)  
DEVELOPMENT STANDARDS (Sec 22.18.030)  
Yards (Setbacks): Front 20', Interior Side 5', Rear 15'. Allowed / Required: 20', 5', 15'. Provided: 20', 52' Min, 11' Min.  
Building Height: 35'. Allowed / Required: 35'. Provided: <35' from highest point to grade, see elevations.  
Parking (Table 22.112.070-A): 55 (for Housing Development for Senior Citizens) @0.5 per dwelling unit = 44, +1 per 8 DU for Guests = 11. Provided: 33 Standard Parking Spaces inclusive of 1 Standard Accessible Stall & 1 Van Accessible Stall.  
Bicycle Parking (Multi-Family Residential): Short Term 9 (@ 1 per 10 DU), Long Term 44 (@ 1 per 2 DU). Provided: 0, 0.  
Loading Area: 1 at SW corner by trash enclosure.

APPLICANT / OWNER: Everest Senior Living, 801 S Garfield Ave, #308, Alhambra, CA 91801, Contact: David Lin, CFA, david@everestseniorliving.com, (626)940-6919  
ARCHITECT: Shelter Architects, 87 N Raymond Ave, Pasadena, CA 91103, Contact: Gladys Bowen, gladys@shelarch.com, (626) 437-6846

PROPERTY LINE COLIMA ROAD CENTERLINE OF ROAD



Existing Site Plan

SCALE: 1/8" = 1'-0"  
0 16' 32'

REV	DATE	ISSUE

Walnut Valley Senior Living CUP Renewal

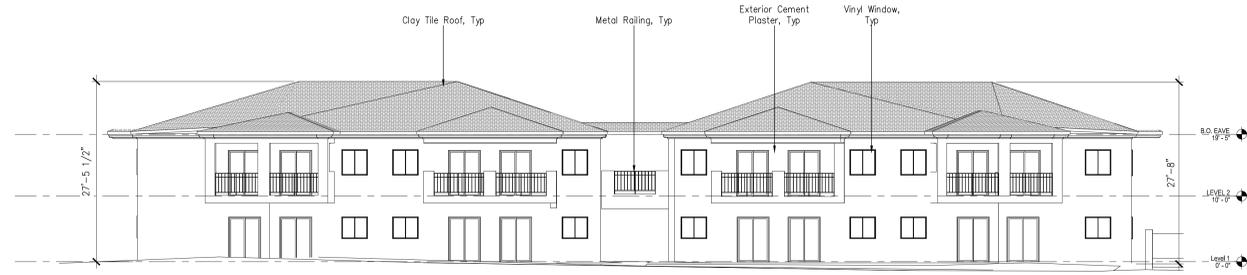
19850 Colima Rd  
Walnut, California 91789

Existing Site Plan

PROJECT #: 25.05  
DATE: 9 May 2025



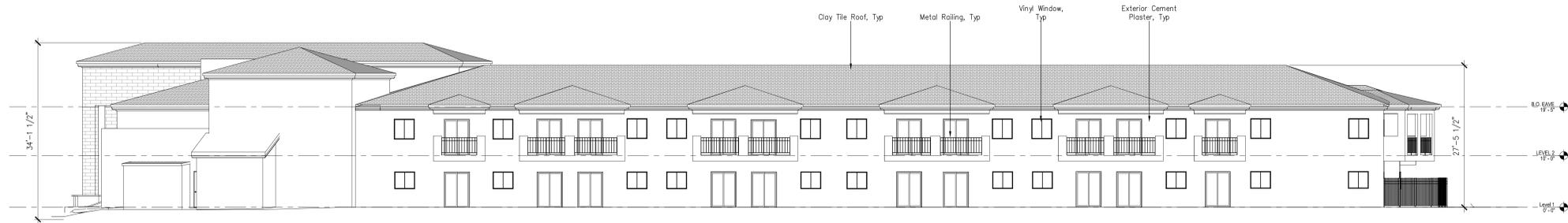




Existing East Elevation

4

SCALE: 3/32" = 1'-0"  
0 8' 16'



Existing South Elevation

3

SCALE: 3/32" = 1'-0"  
0 8' 16'



Existing West Elevation

2

SCALE: 3/32" = 1'-0"  
0 8' 16'



Existing North Elevation

1

SCALE: 3/32" = 1'-0"  
0 8' 16'

REV. DATE. ISSUE

Walnut Valley  
Senior Living  
CUP Renewal

19850 Colima Rd  
Walnut, California 91789

Existing Building  
Exterior Elevations

PROJECT #: 25.05  
DATE: 9 May 2025



6



3



5



2



4



1



REV	DATE	ISSUE

**Walnut Valley  
Senior Living  
CUP Renewal**

19850 Colima Rd  
Walnut, California 91789

Existing Building &  
Site Context Photographs

PROJECT #: 25.05  
DATE: 9 May 2025



**PROJECT NUMBER**      **HEARING DATE**  
 PRJ2025-002511-(1)      12/16/2025

**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit ("CUP") No.  
 RPPL2025002483

## PROJECT SUMMARY

**OWNER / APPLICANT**

Welbrook Senior Living

**MAP/EXHIBIT DATE**

May 9, 2025

**PROJECT OVERVIEW**

CUP for the continued operation and maintenance of an existing two-story, 88-unit Adult Residential Facility. The facility was originally built in 1987 with permits only from the Department of Public Works, Building and Safety Division. Site Plan Review No. RPPL2021005951 authorized various improvements to the existing facility at the Project Site on November 10, 2021. This approval noted that the existing facility's amortization will end on December 31, 2022 and that a valid CUP will be required for the existing facility to continue operating at the Project Site after that date.

**LOCATION**

19850 Colima Road, Rowland Heights CA 91789

**ACCESS**

Colima Road

**ASSESSORS PARCEL NUMBER(S)**

8764-001-130

**SITE AREA**

1.56 acre

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

San Jose

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

H5 (Residential 5 -0-5 dwelling units per net acre)

**ZONE**

R-1-10000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

88

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the General Plan and the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Section 22.366.090 (Rowland Heights Community Standards District)

**CASE PLANNER:**

Carl Nadela

**PHONE NUMBER:**

(213) 893-7010

**E-MAIL ADDRESS:**

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER

PROJECT NO. PRJ2025-002511-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025002483

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025002483** on December 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Welbrook Senior Living ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing Adult Residential Facility ("ARF") with 88 units on a property located at 19850 Colima Road, in the unincorporated community of Rowland Heights ("Project Site") in the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
4. **PREVIOUS ENTITLEMENT.** Site Plan Review (“SPR”) No. RPPL2021005951 authorized various improvements to the existing facility at the Project Site on November 10, 2021. This approval noted that the existing facility's amortization will end on December 31, 2022 and that a valid CUP will be required for the existing facility to continue operating at the Project Site after that date. The facility was originally built in 1987 with permits only from the Department of Public Works, Building and Safety Division.
5. **LAND USE DESIGNATION.** The Project Site is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Net Acre) land use category of the East San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map.
6. **ZONING.** The Project Site is located in the San Jose Zoned District and the East San Gabriel Valley Planning Area and is currently zoned R-1-10,000. Pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), a CUP is required for the establishment and operation of an ARF serving seven or more people.

**7. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre), OS-PR (Open Space - Parks and Recreation)	R-1-8,500 (Single-Family Residence - 8,500 Square Feet Minimum Required Lot Area), A-1-1 (Light Agricultural)	Single-Family Residences ("SFRs"), Golf course
EAST	OS-PR, H5	A-1-1, R-1-8500	Golf course, SFRs
SOUTH	H5	R-1-10,000	Religious and educational institution
WEST	CG (General Commercial)	CPD (Commercial Planned Development), C-2 (Neighborhood Commercial)	Various commercial uses

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 1.56 acre in size and consists of one legal lot. The Project Site is rectangular in shape with mostly flat topography and is developed with a two-story, 88-unit Adult Residential Facility licensed by the State of California.

**B. Site Access**

The Project Site is accessible via Colima Road, a 100-foot-wide Major Highway on the County Master Plan of Highways, to the north. Primary vehicular access to the Project Site is via two ingress/egress driveways on Colima Road.

**C. Site Plan**

The site plan depicts the Project Site with the existing two-story, 88-unit ARF located in the middle of the property. Parking is depicted at the western and eastern portions of the Project Site. Ingress and egress to the Project Site is provided by two driveways, approximately 30 and 20 feet wide, both accessing Colima Road to the north.

**D. Parking**

The Project will provide a total of 33 uncovered parking spaces located at the western and eastern portions of the Project Site. The parking spaces are accessed separately by two driveways leading to and from Colima Road to the north.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The project involves the continued operation of an existing two-story, 88-unit Adult Residential Facility. No modifications or physical development are proposed. The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

No comments have been received from the public.

**11. AGENCY RECOMMENDATIONS.**

No comments were solicited nor received from other County Agencies.

**12. LEGAL NOTIFICATION.**

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 5, 2025, a total of 160 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to those on the courtesy mailing list for the San Jose Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because while the H5 land use designation is intended for SFRs, land uses are not limited to the general intended uses listed under each designation; other uses that are allowed through zoning may be deemed compatible with the general intended uses. ARFs are allowed within the R-1 Zone provided a CUP is approved. The subject ARF is an elderly residential care facility use that can be compatible with SFRs with the imposition of adequate developmental and operational controls.

**14. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

The following policies of the General Plan are applicable to the project:

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*
- *Policy 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The ARF provides a valued service to the surrounding communities. It contributes to the diversity of community services in the area, which can serve both the local and regional population.

The existing ARF is adequately buffered from the surrounding residential neighborhoods by existing structures, open space, concrete walls, a golf course and the width of Colima Road, a 100-foot-wide Major Highway on the County Master Plan of Highways. The existing ARF is not expected to have any adverse impacts on the surrounding neighborhoods. The design and placement of the facility as well as the imposition of developmental and operational controls by the CUP such as maximum allowed occupancy and prohibition on residents parking their own vehicles at the Project Site, ensure that any adverse impacts to the surrounding community are significantly reduced and mitigated.

The ARF is also a type of land use that contributes to positive and productive human relations for a vulnerable population segment of the community. The continued operation of such a use at the Project Site is consistent with the General Plan policies listed above.

The following policy of the Area Plan are applicable to the project:

- *Policy LU-3.3: Residential Neighborhoods. Preserve the character of the [East San Gabriel Valley's] established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.*

The neighborhoods to the north and further east of the Project Site are predominantly single-family residential. It is important to preserve this residential character and ensure that the non-residential uses that are located around this area do not have significant adverse impacts on the residential neighborhood. The surrounding residences are sufficiently buffered from the Project Site by existing structures, open space, concrete walls, a golf course and the width of Colima Road. With the establishment of adequate operational controls such as a maximum occupancy limit and the prohibition on the facility's residents from parking their own vehicles onsite, the

continuation of the existing ARF is not expected to result in any adverse impacts on these surrounding areas.

**ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 zoning classification as an ARF serving seven or more people is permitted in such zone with a CUP pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5). The approval of this CUP will satisfy this requirement.
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones). The Project provides a minimum of 20 feet, 11 feet and 52 feet of front, rear and side yards, respectively. The front and side yards are in compliance with the required 20 feet and five feet, respectively. The existing rear yard is slightly less than the required 15 feet. However, since the existing structure was built in 1987, it is legally non-conforming to this standard. No physical development is proposed for this Project.
17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones). The maximum height for a structure in the R-1 Zone is 35 feet. The maximum height of the existing structure at the Project is 27 feet and eight inches, in compliance with the requirement of the County Code.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The ARF has a maximum of 30 staff on its largest shift. The facility also has two vehicles used directly by the facility. This requires a total of 32 parking spaces based on the relevant parking ratio of one parking space required per staff member on the largest shift and one parking space per vehicle used for the business. The Project provides a total of 33 parking spaces, in compliance with this requirement.
19. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs—In Commercial and Industrial Zones). The standard for signs in the C-1 (Restricted Commercial) is applicable to the Project Site with the approval of the subject CUP pursuant to County Code Section 22.114.230 (Signs for Uses Granted by a Conditional Use Permit in Residential, Agricultural, or Watershed Zones). The ARF has an existing monument sign that is seven feet wide and five feet six inches high. An existing banner sign with approximately 70 square feet of surface area will be replaced by a more permanent sign. These are in compliance with the maximum allowed sign surface area of 350 square feet for the approximately 350 feet of frontage of the property.

**CONDITIONAL USE PERMIT FINDINGS**

20. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The subject ARF has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for the maintenance of some banners at the Project Site, which has been abated. The Project Site is mostly surrounded by various commercial and institutional uses, with some single-family residences to the north and further east. The approval of the subject CUP and its Conditions of Approval will include regular monitoring inspections to help ensure that the subject ARF will be in compliance with all applicable requirements. With appropriate developmental and operational controls incorporated as Conditions of Approval of the CUP, the continued operation of the ARF will not result in any significant negative impacts to the neighborhood and surrounding areas.
21. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 1.56 acre in size with flat topography and a rectangular shape. The Project complies with all the required development standards for an ARF in the R-1 Zone, except for the required rear yard setback. However, since the existing structure was legally built in 1987 without conforming to this standard, it is legally non-conforming to this standard. SPR RPPL2021005951 authorized various improvements to the existing facility on November 10, 2021 and confirmed the Project's compliance with all applicable development standards. No changes are proposed as part of this Project.
22. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** Vehicular access to the Project Site is provided by Colima Road, a 100-foot-wide Major Highway on the County Master Plan of Highways to the north. It is of sufficient width and is improved as necessary to accommodate the type and quantity of traffic that the existing ARF generates.
23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 30 years.

**ENVIRONMENTAL FINDINGS**

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption). The project involves the continued operation and maintenance of an existing two-story, 88-unit Adult Residential Facility. No

modifications or physical development are proposed. The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to “unusual circumstances” or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemption.

**ADMINISTRATIVE FINDINGS**

**25. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025002483**, subject to the attached conditions.

**ACTION DATE: December 16, 2025**

MM:CN  
10/29/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-002511-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025002483

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing two-story, 88-unit Adult Residential Facility subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. The CUP shall terminate on December 16, 2055.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the Adult Residential Facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from

compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$6,840.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **fifteen (15)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A", including the proper maintenance of all indicated landscaped areas. If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **February 16, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT**

19. **Scope of Approval (Conditional Use Permit).** This grant shall authorize continued operation and maintenance of an existing two-story, 88-unit Adult Residential Facility.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

20. The Adult Residential Facility shall have a maximum of 88 units.
21. The Adult Residential Facility shall have a maximum of 30 staff members at any time.
22. Residents of the Adult Residential Facility shall not be allowed to park their own vehicles at the Project Site.
23. The Adult Residential Facility shall maintain all required permits and licenses to operate such a facility.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p><b>B.1</b> The proposed use will be consistent with the adopted General Plan for the area.</p>
<p><b>B.2</b> The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
<p><b>B.3</b> The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"><li>a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and</li><li>b. By other public or private service facilities as are required.</li></ul>

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

FINDINGS FOR A CONDITIONAL USE PERMIT TO ALLOW  
AN ADULT RESIDENTIAL FACILITY SERVING MORE THAN FIVE (5) PEOPLE  
IN THE R1 ZONE

19850 E. COLIMA ROAD, WALNUT, CALIFORNIA 91789

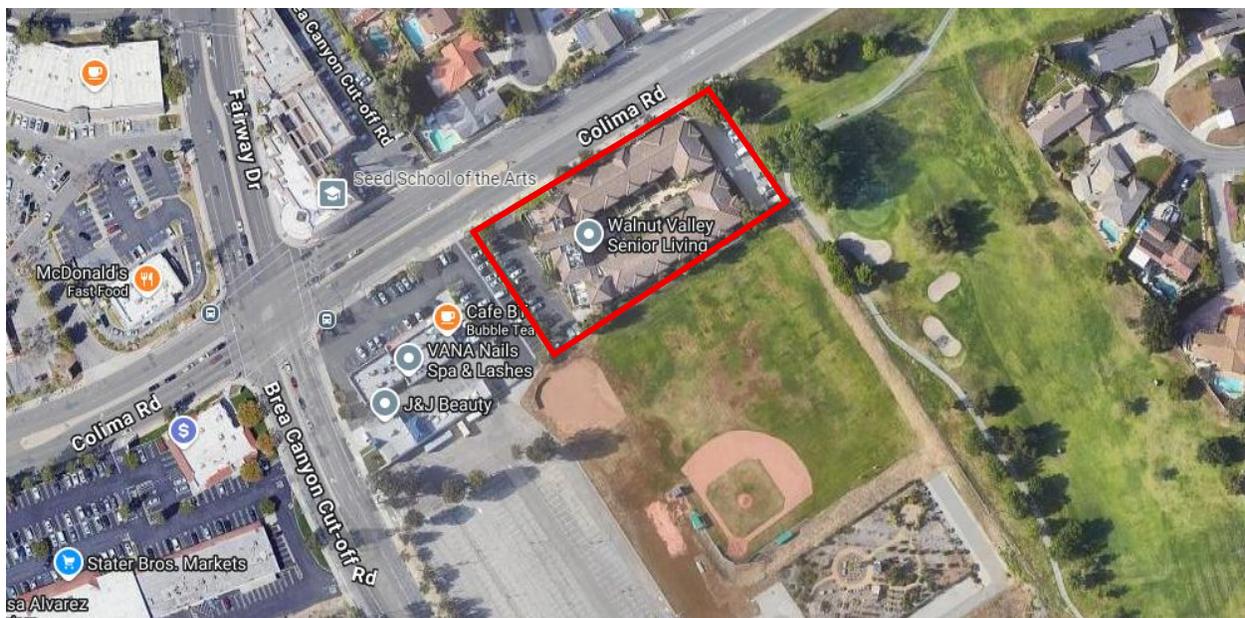
I. PROPERTY AND ZONING DESCRIPTION

a. APPLICANT AND PROPERTY

Walnut Acquisition, LLC, (the “**Applicant**”) acquired the parcel commonly known as at 19850 East Colima Road, Walnut, California 91789 (the “**Property**” or “**Site**”, with Assessor’s Parcel Number 8764-001-130) on November 12, 2020.

The Property is a single 68,070.70 square feet lot and is currently improved with an 88-unit adult residential facility serving seven or more persons operating as the Walnut Valley Senior Living. Based on correspondence between the applicant team and staff, the Property maintained this use since the Property’s building was constructed in the late 1980s. Currently, it is a specialized adult residential facility that supports both assisted living and memory care lifestyles for seniors. Figure 1, below, depicts the location of the Property outlined in red.

Figure 1 – Property Location



**b. Zoning and Land Use Designation**

As a result of the County Ordinance No. 2024-0030Z in 2024, the Property's zoning changed from A-1-10000 to R-1-10000.

The County General Plan 2035 designates the Property as H5 – Residential 5 in the Rowland Heights Community.

**c. PROJECT OVERVIEW**

The Applicant proposes no changes, additions, or alterations to the existing adult residential facility serving seven or more persons (aside from any that would be required as conditions of approval set forth by the County). The Applicant's primary request is essentially to reinstate its legal non-conforming status to allow it to continue to serve seniors and the community.

Based on past correspondence with County staff, the Property was used as an adult residential facility serving seven or more persons since the building was constructed on the Property in the late 1980s. Between then and now, the County underwent multiple legislative zoning changes. For many years, the property was zoned A-1 and resulted in the property's use as an adult residential facility to persist as a legal non-conforming use status. Though such a use required a CUP to operate but never had one. Recently, the County adopted an amortization schedule for nonconforming uses, which effectively sunset legal non-conforming statuses to require property owners to obtain the proper entitlements to allow for their continued use (see County Code Sections 22.172.050-B and 22.172.060).

**d. SURROUNDING LAND USES AND ZONING**

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
Subject Property	H5	R-1-10000	Senior Residential Facility
NORTH	H9 / OS-PR	R-1-8500 / A-1-1	Single Family Houses; Open space
EAST	OS-PR	A-1-1	Open space
SOUTH	H5	R-1-10000	Elementary School; Playground; Parking
WEST	CG	CPD	Café; Nail Salon; Health Spa; Tutoring Service

#### **e. ENTITLEMENT REQUESTS**

The Applicant respectfully seeks a Conditional Use Permit pursuant to Chapter 22.158 of the County Code to:

- Allow the Property to be used for an adult residential facility; and
- Allow the Property to be used as a legal non-conforming use with deviations from the County Code requirements including but not limited to:
  - o residential density to allow the existing 88 units for seniors;
  - o the rear yard setback (allowing for a 11 feet rear yard setback in certain areas in lieu of the otherwise required 15 feet); and,
  - o a parking reduction for housing developments for senior citizens and persons with disabilities (providing XX in lieu of the required 44).

#### **f. PREVIOUS ENTITLEMENT(S)**

The County approved Case No. PRJ2021-002215 for Site Plan Review on November 10, 2021 to allow for the interior and exterior renovation work at the existing 2-story, 88 unit Assisted/Memory Care Senior Living Community, including some demolition.

### **II. PROPOSED FINDINGS**

#### **a. GENERAL PLAN CONSISTENCY FINDINGS**

The California Government Code requires each municipality to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.”

The Los Angeles County General Plan guides its long-term physical development and conservation of approximately 2,650 square miles for over one million people. The Los Angeles County General Plan provides the policy framework for how and where the unincorporated areas will grow through the year 2035 to foster healthy, livable, and sustainable communities. The Los Angeles County General Plan contains several elements with different goals, policies, and programs to further this objective.

Here, the Project is consistent with the General Plan and most specifically the Land Use Element and the Housing Element. The Land Use Element designates uses and guides future development and revitalization efforts. The Housing Element determines housing needs, both current and future, to build and improve housing in a manner where policies do not constrain housing production.

In a broader sense, the General Plan applies to a wide range of developments and projects. However, the General Plan also recognizes that if an approved permit has been used prior to the effective date of the latest General Plan, the approved use may continue without regard to the revised policies in the latest General Plan. In short, the General Plan

recognizes the existence of legal non-conforming uses and the unique situations these uses find themselves within. It allows these non-conforming uses to persist when they contribute to the fabric of the community and serve as a valuable use of the land.

### *Land Use Element*

The Land Use Element identifies that the Housing Element needs to plan for denser and more compact housing types to accommodate the needs of the changing housing needs for the population, including a growing senior citizen population. To that end, approval of the Project supports the following goals and policies of the Land Use Element:

- **Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.** The permitted continued existence of this adult residential facility for seniors with assisted living and memory care services generates similar community benefits as new developments by utilizing existing infrastructure, limiting the impacts of new development in undeveloped areas, and contributing to a service of living facilities for seniors.
- **Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services, and amenities.** The continued operation of the adult residential facility contributes directly to the vibrancy and livability of the surrounding community by providing specialized housing and care services for seniors, including those requiring assisted living and memory care. The facility supports healthy communities by offering on-site health and social services, reducing the burden on local emergency services, and allowing aging residents to remain within their neighborhood and social networks.
- **Policy LU 5.1: Encourage a mix of residential and use designations and development regulations that accommodate various densities, building types, and styles.** The project supports Policy LU 5.1 by maintaining a residential care facility that diversifies the local housing stock beyond single-family homes and conventional apartments. The facility represents a unique building type—licensed congregate housing—that serves a specific population with distinct needs. Retaining this use through a conditional use permit reinforces the community’s capacity to accommodate a range of densities and lifestyles within a compatible framework.
- **Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The facility has been in continuous operation within the neighborhood and is well-integrated into the community fabric. It does not substantially alter the existing built environment and remains consistent with the scale and character of surrounding residential development. The use is quiet, low-impact, and residential in nature, making it compatible with the adjacent land uses and supporting neighborhood stability.
- **Goal LU 10: Well-designed and healthy places that support a diversity of built environments.** The project sustains a built environment that contributes to public health and well-being. It provides essential supportive housing for elderly residents

in a residential setting that prioritizes safety, accessibility, and comfort. Its design supports walkability and access to local services, thereby reducing isolation and promoting wellness among its residents. Continued operation ensures the retention of a diverse and inclusive built environment that meets varying community needs.

- **Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.** The facility promotes positive and productive human relations by fostering a setting that supports social interaction, caregiving, and communal support among residents, staff, and visiting family members. As an inclusive community resource, it aligns with broader community goals of dignity, equity, and access for aging populations. Approving the conditional use permit allows the community to continue supporting one of its most vulnerable populations in a manner consistent with local values and long-term planning objectives.

### *Housing Element*

The Housing Element recognizes that seniors (those 65 years or older) account for 13 percent of the population. To that end, approval of the Project supports the following goals and policies of the Housing Element:

- **Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.** The Project provides a specialized residential environment tailored for seniors, including those requiring assisted living and memory care—both of whom fall within the "special needs" category. Preserving this use ensures continued access to a unique housing type that cannot easily be replaced or replicated elsewhere, directly supporting Goal 1's objective to serve all populations, including the most vulnerable.
- **Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.** Granting the conditional use permit eliminates a regulatory barrier that would otherwise prevent the facility from operating due to the loss of its legal nonconforming status. This action is directly aligned with Policy 1.2, as it helps preserve an essential form of supportive housing for seniors and those with cognitive or physical disabilities.
- **Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary**

**housing requirements.** This facility represents a successful example of private sector involvement in meeting special housing needs. By supporting its continued operation through discretionary approvals, the City acknowledges and reinforces the critical role of private operators in maintaining a diversified and supportive housing stock, consistent with Policy 1.3.

- **Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.** While this project involves the retention—not new development—of a special needs housing facility, granting the conditional use permit is functionally equivalent to consolidating and preserving a critical site for this purpose. The approval demonstrates the City’s commitment to protecting existing resources that meet high-need populations.
- **Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.** Since the project fronts Colima Road and is within a developed urban area, it contributes to the City’s goals of land use efficiency and accessibility. Residents of such facilities often depend on proximity to healthcare, transit, and essential services. The use is compatible with higher-density patterns and helps achieve smart growth objectives.
- **Goal 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.** The adult residential facility offers a housing model that includes supportive services, often at rates significantly lower than institutional care or private in-home staffing. This creates a middle-ground option that extends housing accessibility across a broader range of income levels, especially for fixed-income seniors.
- **Goal 5: Opportunities for acutely low, extremely low, very low, low, and moderate income households and those with special needs to attain and maintain affordable and adequate housing.** This facility provides long-term housing stability for residents who may otherwise struggle to remain housed or cared for independently. Continuing the facility’s use under a conditional use permit aligns with the intent of Goal 5 by safeguarding housing opportunities tailored to those with the greatest need.
- **Goal 9: An adequate supply of housing preserved and maintained in sound condition.** The Project has been maintained in functional condition as a licensed residential facility and meets relevant health and safety standards. Allowing its continued use avoids displacement and ensures that existing, service-enriched housing stock remains intact and available to the community.
- **Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.** The facility is purpose-built or modified for accessibility, including features such as shared facilities, universal design elements, and round-the-clock nonmedical care—hallmarks of housing designed for special needs populations. These built-in features directly advance Policy 10.4 and reinforce the importance of maintaining such infrastructure.

## *East San Gabriel Valley Plan*

The East San Gabriel Valley (ESGV) Area Plan (ESGVAP) was adopted by the County Board of Supervisors on May 21, 2024 and took effect on June 20, 2024. The ESGVAP is a long-range planning document for 24 unincorporated communities, including Rowland Heights, where the Project is located. The ESGVAP focuses on land use and policy issues specific to the unique characteristics of the ESGV. To that end, approval of the Project supports the following goals and policies of the ESGVAP:

- **Vision Statement 2. Enable a more diverse land use pattern to support the varied needs of residents and employees in the ESGV. Support housing for all ages, stages, and incomes.** The project represents a critical piece of ESGV’s land use diversity by maintaining a residential care facility specifically designed for older adults, many of whom are on fixed or lower incomes. By providing assisted living and memory care in a neighborhood setting, the facility supports the full lifecycle of residents, ensuring housing meets the needs of those in later stages of life. Approving its continued operation is directly aligned with Vision Statement 2’s call for inclusive, age- and income-responsive housing.
- **Goal LU-3. Growth areas in the ESGV that offer diversity and accessibility of land uses, preserving and providing a variety of housing options, jobs, services, and amenities within walking distance for residents and employees in the ESBV.** The continued presence of the adult residential facility contributes to a balanced land use pattern by offering a housing type that complements nearby services, businesses, and amenities. Its location supports ESGV’s smart growth objectives by integrating senior care housing into the broader fabric of the community—potentially within walking distance to healthcare providers, community centers, and retail services.
- **Policy LU-3.2. Housing for all Ages, Stages, and Incomes. Provide a wide variety of housing options for residents and employees in the ESGV by increasing housing choices, thereby enabling residents to find appropriate housing for their income, age, and stage in life.** This project provides exactly the kind of housing Policy LU-3.2 envisions: a supportive environment for seniors, including those with cognitive and physical impairments. The facility’s services allow residents to age in place, maintain a level of independence, and remain in the community. Preserving this housing option affirms the City’s commitment to fostering inclusive communities that support the full spectrum of housing needs.
- **Policy LU-3.5. Older Adult Housing. Encourage the development of housing affordable to older adults in areas with access to public transit, commercial services, healthcare, and community facilities.** The facility directly aligns with Policy LU-3.5 by providing housing specifically designed for older adults in a residential setting. If located near transit routes, commercial services, or healthcare (which many such facilities are), it checks every box in terms of access, function, and community value. Continuing the use allows the City to retain

essential infrastructure that meets the physical, emotional, and logistical needs of aging residents.

- **Goal CC-1. ESGV communities enjoy a strong sense of community, reinforced through placemaking, compatible design, and safe and well-maintained neighborhoods.** The adult residential facility enhances neighborhood character through its long-standing presence, residential scale, and contribution to community safety and cohesion. It is not only physically compatible with surrounding uses but socially valuable as well—supporting multigenerational connection, volunteer engagement, and dignified aging within the neighborhood. Its preservation supports placemaking and a stable, community-oriented environment.

## **b. ZONING CODE CONSISTENCY FINDINGS**

### **i. Permitted Use In Zone**

The Project is consistent with the R-1 land use category because an adult residential facility is a permitted use in the R-1 land use category though a CUP is required pursuant to County Code Sections 22.158. The existing building was previously approved via a Ministerial SPR on November 10, 2021 (PRJ2021-002215).

### **ii. Required Yards**

The Project proposes the continued operation of an adult residential facility on a property zoned R-1, which is subject to a minimum required rear yard setback of fifteen (15) feet pursuant to Los Angeles County Code Section 22.18.040. A portion of the existing building encroaches into the rear yard setback, providing approximately eleven (11) feet in certain portions, a condition that has existed since the facility's original construction in the late 1980s.

While this does not strictly conform to the current zoning standard, the deviation is limited, longstanding, and was constructed in good faith under prior County regulations. The structure has operated safely and effectively in this condition for decades, with no adverse impacts on neighboring properties or the health, safety, or welfare of its residents or the community.

Moreover, the encroachment does not impair light, air, or privacy to adjacent properties, nor does it create any operational inefficiencies or environmental harm. The granting of a Conditional Use Permit under these circumstances would not set a precedent for new nonconforming construction but would recognize the unique historical context of the site and the County's prior zoning framework, including the transition from A-1 zoning and the more recent adoption of an amortization schedule under Sections 22.172.050-B and 22.172.060.

Therefore, the requested CUP is consistent with the intent of the Zoning Code to ensure orderly development while allowing reasonable accommodation for longstanding, beneficial community-serving uses like adult residential facilities, even where minor dimensional inconsistencies exist due to historical construction patterns.

iii. Height

The Project proposes the continued operation of an adult residential facility on a property zoned R-1, which is subject to a maximum height of thirty-five (35) feet pursuant to Los Angeles County Code Section 22.18.040-D.

The Project complies with the maximum building height requirement of thirty-five (35) feet, as set forth in Los Angeles County Code Section 22.18.040-D. The existing structure does not exceed this threshold and remains fully within the allowable height envelope for the applicable zoning designation.

The building was originally constructed in the late 1980s and has not undergone any vertical expansion or modification that would alter its compliance with applicable height standards. The structure maintains an appropriate scale and massing that is compatible with the surrounding neighborhood context and does not result in any shadowing, view obstruction, or privacy impacts on adjacent properties.

As such, the Project is consistent with the County’s zoning requirements for maximum height, and no deviations or variances are required in this regard. The continued use of the facility under a new Conditional Use Permit will not alter this consistency or introduce any physical changes that would exceed the height limitations prescribed by law.

iv. Parking

The Project is subject to Table 22.112.070-A for the required parking spaces outside of Public Transit Areas. Table 22.112.070-A sets forth two equally applicable requirements:

- Adult residential facility: 1 space per staff member on the largest shift and 1 space per vehicle directly used for the business
- Housing developments for senior citizens and persons with disabilities: 0.5 standard space per dwelling unit and 1 standard spaces for guests per 8 dwelling units.

	Adult Residential Facility	Housing Development for Seniors
Parking Spaces Required	Largest shift = 30 employees. 30 x 1 space per staff member = 30 spaces. 2 senior service vehicles.	0.5 x 88 units = 44 required parking spaces 88 / 8 = 11 required guest parking spaces
Total Required	30 + 2 = 32 parking spaces	44 + 11 = 55 parking spaces

The Project provides 33 off-street parking spaces, exceeding the minimum required for an Adult Residential Facility but falling below the total calculated under a Housing Development for Seniors.

The Project is most appropriately evaluated under Adult Residential Facility, as it operates as an *adult residential facility with full-time staff and operational vehicles*, rather than a standard independent senior housing development. The facility is not structured as independent senior apartments; rather, it provides centralized care, meal services, and medical oversight – services typical of facilities regulated and licensed by the California Department of Social Services for assisted living or long-term care. As such, resident-generated vehicle traffic is minimal to non-existent, and most of the parking demand arises from staff and occasional service or guest vehicles.

The Project provides 33 total spaces, satisfying the 32-space requirement under Adult Residential Facility and providing a small surplus to accommodate infrequent guest or overflow parking. Given that residents are generally not licensed drivers and do not own or operate vehicles, the Housing Development for Seniors' higher parking ratio would overstate the parking demand for this facility and result in excessive, underutilized paved areas, which would be inefficient and environmentally counterproductive.

Moreover, the site layout is constrained due to the existing building footprint, site configuration, and setbacks. Any additional parking would require demolition, encroachment into setbacks, or grading that would degrade the residential nature of the facility and reduce usable outdoor space for residents.

The Project's provision of 33 spaces therefore meets the applicable standard under Adult Residential Facility; more accurately reflects the actual operational parking demand of the use; and is consistent with the purpose and intent of the parking code – to ensure adequate off-street parking while balancing impacts on neighborhood character, site design, and environmental performance. As such, the Project complies with Los Angeles County's parking requirements under a reasonable and contextually appropriate application of Table 22.112.070-A.

### **c. CONDITIONAL USE FINDINGS**

1. The proposed use will be consistent with the adopted General Plan for the area.

Please refer to Section II.a above. The Project is consistent with the Los Angeles County General Plan, including policies related to health, housing, land use, and equity. The continued operation of an adult residential facility supports the General Plan's goals to provide a diverse mix of housing and care services, especially for vulnerable and aging populations. It promotes community stability, access to supportive services, and health equity without requiring the introduction of incompatible new development. The Project

maintains its historical residential character and complements surrounding land uses while addressing long-term social service needs of the County.

2. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

The facility operated safely and peacefully for over three decades, providing care services with professional staff oversight. There is no record of nuisance, disturbance, or negative community impact has been associated with the use. It enhances the community's capacity to care for residents with special needs and contributes to overall neighborhood stability.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

The facility is residential in character and scale. It does not generate commercial traffic, signage, or operational impacts that would reduce neighboring property values or enjoyment. Landscaping, fencing, and site design preserve privacy and reduce visual impact to adjacent homes.

- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

As a state-licensed facility, the Project is subject to stringent regulatory oversight, including fire safety, staffing, health protocols, and emergency response compliance. The continued operation poses no threat to public safety or welfare and, in fact, provides essential services that contribute to broader community health infrastructure.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.

The proposed site is adequate in size and shape to accommodate all required setbacks, fencing, parking, loading, landscaping, and other features prescribed under Title 22. While the existing rear yard setback is slightly substandard (11 feet vs. the required 15 feet), this condition has existed since original construction and has not resulted in any measurable land use conflict. The site includes 33 off-street parking spaces – satisfying the applicable standard under Table 22.112.070-A (Option A) – as well as adequate emergency access, ADA compliance features, landscaped buffers, and passive outdoor space for residents. The site is well-integrated with adjacent land uses and does not require substantive modification to maintain zoning compatibility.

4. The proposed site is adequately served:

- a. By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate; and

The facility generates minimal daily traffic. Staff commute during regular shift hours and residents do not operate vehicles. The site is located on a local collector street with safe, convenient ingress and egress. Emergency vehicle access is fully compliant with Fire Code requirements. Given the low traffic intensity of the use and its long-established circulation patterns, no roadway modifications are necessary.

- b. By other public or private service facilities as are required.

The Project is already connected to public water, sewer, electricity, solid waste collection, and emergency services. As an existing operational facility, it has demonstrated that it is fully serviceable by all necessary infrastructure without burdening County systems. No additional public investment is required to support the continued use.

d. ENVIRONMENTAL FINDINGS

The Project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, which applies to the continued operation, repair, maintenance, or minor alteration of existing private structures involving negligible or no expansion of use beyond that which previously existed.

The Project involves no new construction, no expansion of the existing footprint, and no intensification of use. The facility has operated in its current form since the late 1980s as an adult residential care facility serving seven or more persons. The Conditional Use Permit is being sought to re-establish zoning compliance due to recent changes in Los Angeles County's land use regulations (including the expiration of legal non-conforming status under Sections 22.172.050-B and 22.172.060), not because of any proposed change in operation, density, or physical expansion.

There are no known unusual circumstances or special conditions that would trigger an exception to the exemption under CEQA Guidelines Section 15300.2. Specifically:

- The Project is not located on a hazardous waste site;
- It does not involve a historically designated structure;
- It will not result in cumulative impacts from successive projects of the same type in the same place over time;
- There is no expansion in capacity, no new trip generation, and no off-site improvements required; and

- The Project site has been used for the same purpose continuously for decades with no environmental disruption.

Therefore, the proposed Conditional Use Permit qualifies for a Class 1 exemption and does not require further environmental review under CEQA.

## PROPOSED ENVIRONMENTAL DETERMINATION

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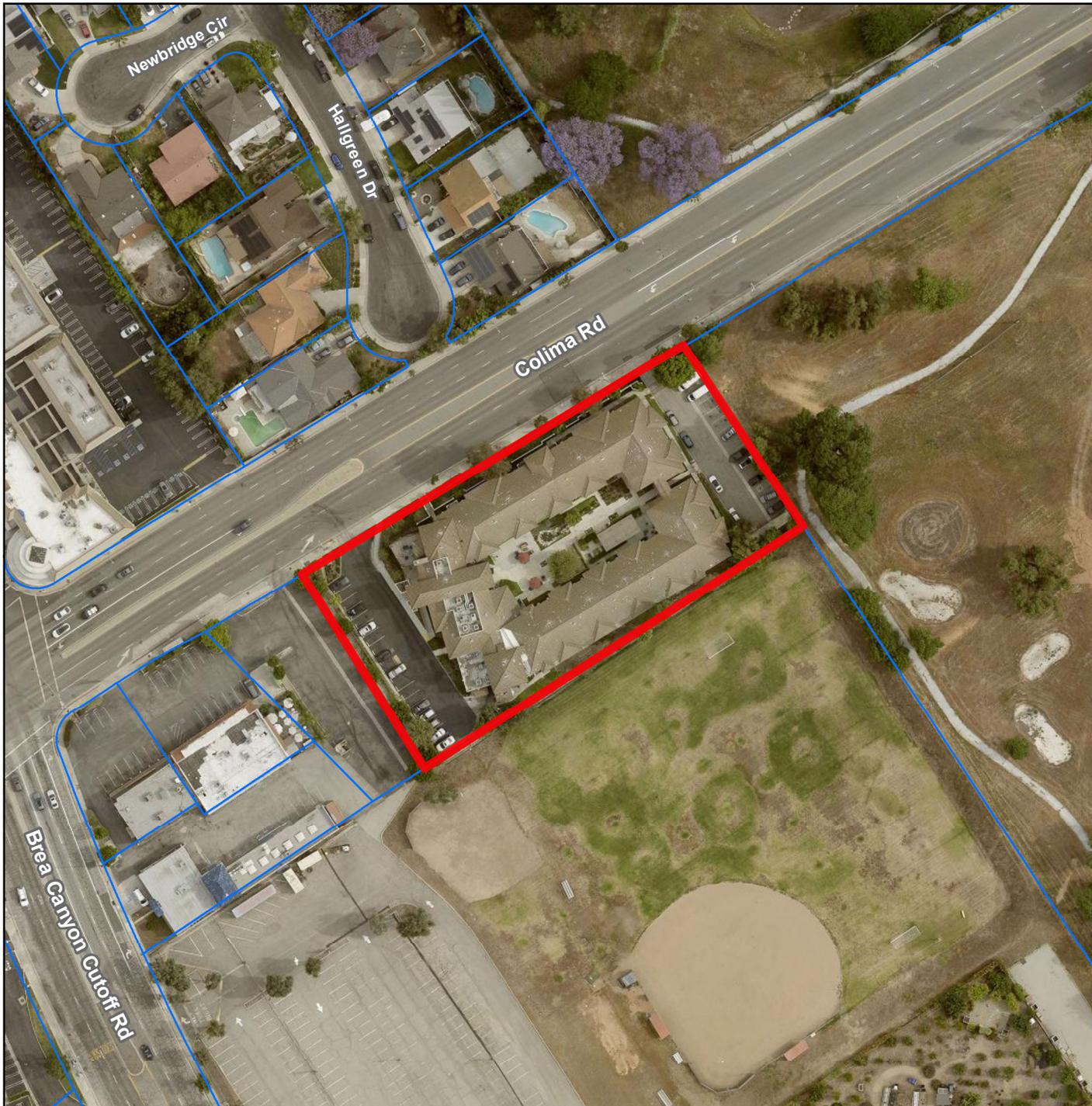
**DETERMINATION DATE:** November 13, 2025  
**PROJECT NUMBER:** PRJ2025-002511-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit No. RPPL2025002483  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 19850 Colima Road, Rowland Heights CA 91789  
**OWNER:** Welbrook Senior Living  
**APPLICANT:** Welbrook Senior Living  
**CASE PLANNER:** Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Sections 15301.

The Project involves the legalization of the continued operation of an existing two-story, 88-unit Adult Residential Facility. No modifications or physical development is proposed. The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to “unusual circumstances” or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemption.

SHAPING  
TOMORROW



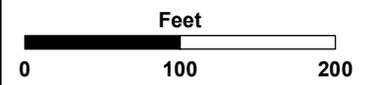
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-002511

CUP RPPL2025002483

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



LA COUNTY  
**PLANNING**

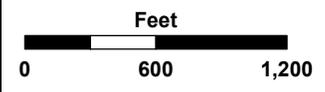
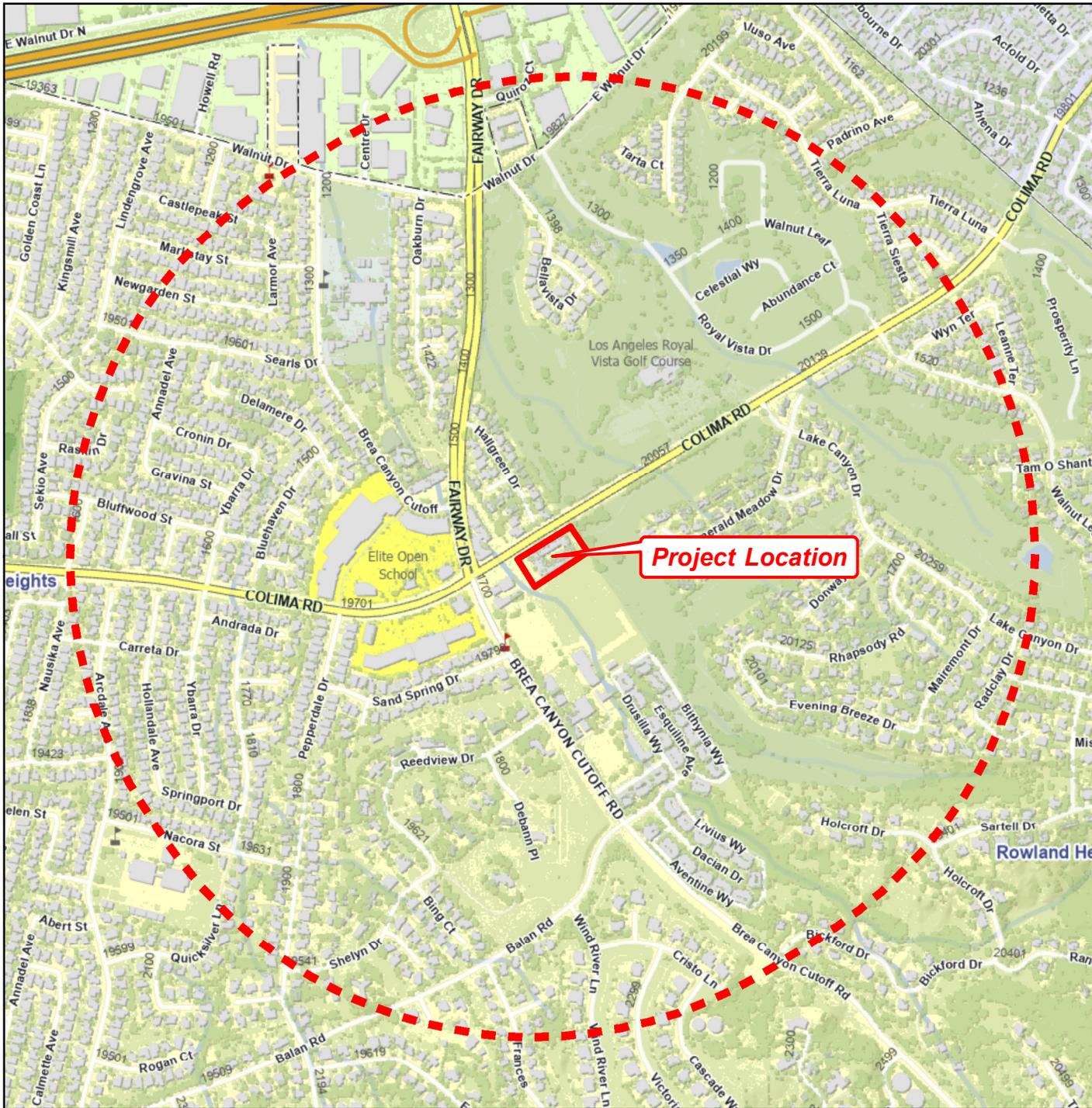
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-002511

CUP RPPL2025002483



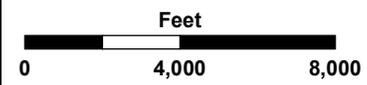
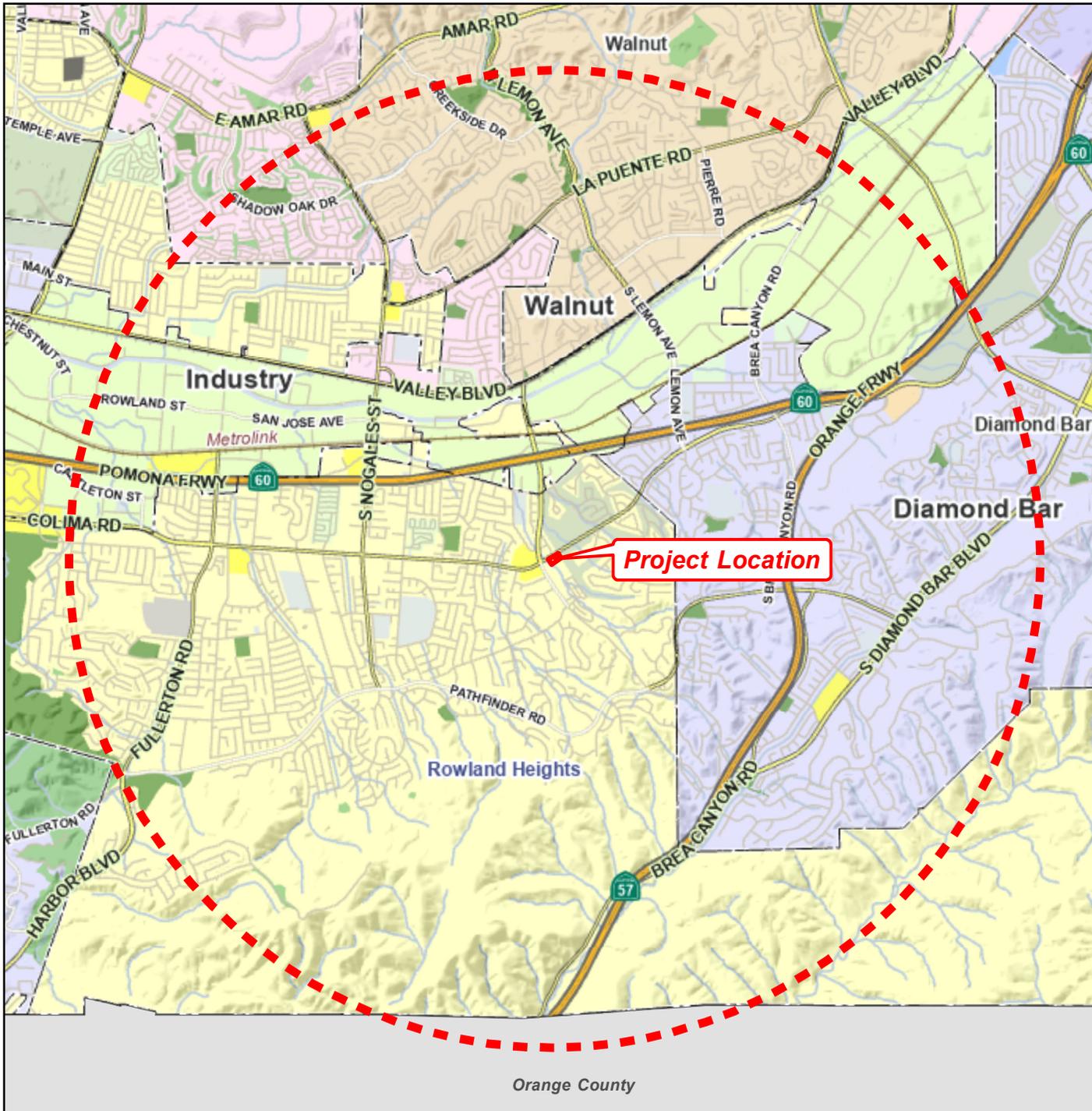
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS

## LOCATOR MAP

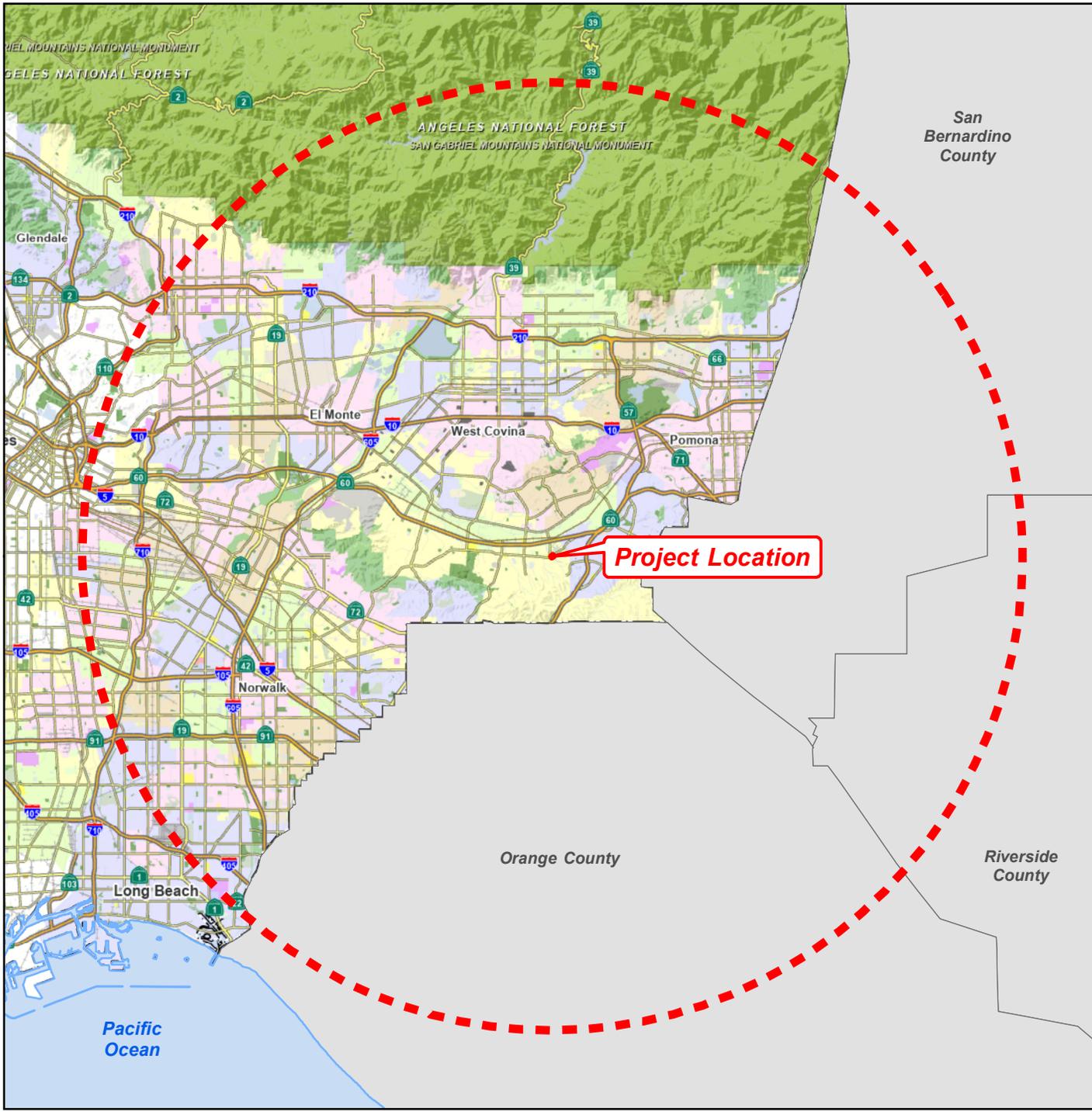
PROJECT NO. PRJ2025-002511

CUP RPPL2025002483



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



**20-MILE RADIUS  
LOCATOR MAP**  
PROJECT NO. PRJ2025-002511  
CUP RPPL2025002483



LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



6



3



5



2



4



1



REV	DATE	ISSUE

**Walnut Valley  
Senior Living  
CUP Renewal**

19850 Colima Rd  
Walnut, California 91789

Existing Building &  
Site Context Photographs

PROJECT #: 25.05  
DATE: 9 May 2025



**Los Angeles County  
Department of Regional Planning**  
**DO NOT REMOVE**

<b>Permit Number: RPPL 2021005951</b>		<i>Approved by Alice Wong</i> <i>Approval Date: 11/10/2021</i> <b>EXPIRES: 11/10/2023</b>
<b>Project Number: PRJ2021-002215</b>		
<b>Address: 19850 Colima Road, Walnut</b>		
<b>APN: 8764-001-130</b>	<b>Zone: A-1-20000</b>	<b>CSD: Rowland Heights</b>
<b>General Plan:</b>	<b>U1 – Urban 1 (1.1 to 3.2 dwelling units per gross acre)</b>	
<b>Fire Hazard Area:</b>	<b>No</b>	

This **Site Plan Review** approves the following for the above referenced project:

- Approval of interior remodeling and exterior renovation work at the existing 2-story, 88 unit Assisted/Memory Care Senior Living Community. This also includes various demolitions as shown on the plans. Dimensions and conditions as shown on the plans. The changes include:
  - Renovations to the existing western façade (main entry).
  - Renovations to the common area spaces on the first level.
  - Remodeling of the entry lobby, reception area, and common area corridors (memory care wing, dining, activity, family room, and restrooms).
  - Exterior work includes resurfacing of the existing parking lots to provide accessible parking stalls and new ADA ramp.
  - Exterior work also includes enhancements to the entry portico including adding a new stone veneer, new storefront, and new paint.
  - This also includes replacement of all common area windows.
  - No signage is proposed.
  - No change of use is proposed.
  - No expansion of the building is proposed.
- The existing use's amortization is up December 31, 2022. For the use to continue, a valid Conditional Use Permit (CUP) will be required to operate.
- Any new structure within the required front yard is no more than 3.5 feet in height.
- Standard parking spaces must have the dimensions 8.5 feet width by 18 feet length, with 26 feet backup.
- Parking spaces will be restriped but the number of parking spaces will not be reduced.
- The Rowland Heights CSD requires that a minimum of 50% of the required front yard area (first 20 feet) shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.
- The Rowland Heights CSD requires that trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

**Special Notes:**

- No oak tree encroachments are indicated on the plans.
- Grading involved includes 10 cubic yards of cut, 7 cubic yards of fill, and includes an export of 3 cubic yards.
- The project needs to comply with all other applicable provisions of the general Zoning Code.
- This is not a Building Permit.
- Approvals from other County departments may be needed before the issuance of a Building Permit.
- Changes to this approval require additional DRP review and fees.
- Green Building Program requirements to the satisfaction of Public Works.

**SITE PLAN REVIEW**

PERMIT #: **RPPL2021005951**

PROJECT #: **PRJ2021-002215**

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.



SIGNATURE

**Alice Wong**

PRINT

**11-10-2021**

APPROVAL DATE

**11-10-2023**

EXPIRATION DATE

## Walnut Valley Senior Living Remodel

19850 Colima Road  
Walnut, California  
Planning Department ReSubmittal #2  
08 November 2021

**PROJECT NARRATIVE**

WALNUT VALLEY IS AN EXISTING SENIOR LIVING COMMUNITY PROVIDING ASSISTED LIVING AND MEMORY CARE UNITS. THE EXISTING COMMUNITY HAS 88 TOTAL UNITS AND IS A 2-STORY BUILDING. THE SCOPE OF WORK INVOLVES RENOVATIONS TO THE EXISTING WESTERN FACADE (MAIN ENTRY) ALONG WITH RENOVATIONS TO THE COMMON AREA SPACES ON THE FIRST LEVEL. ROOMS WHICH WILL BE REMODELED INCLUDE THE FOLLOWING: ENTRY LOBBY, RECEPTION AREA, AND COMMON AREA CORRIDORS, IN ADDITION TO THE MEMORY CARE WING, DINING, ACTIVITY, FAMILY ROOM AND COMMON AREA RESTROOMS.

THE EXTERIOR RENOVATION WORK INVOLVES RE-SURFACING THE EXISTING PARKING LOT TO THE WEST, RE-STRIPING THE PARKING LOT, PROVIDING NEW HANDICAP ACCESSIBLE PARKING SPACES WITH A NEW ACCESS PATH OF TRAVEL TO THE MAIN ENTRANCE. A NEW ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO THE FRONT ENTRY WILL BE PROVIDED. A NEW RAMP WILL BE PROVIDED TO MEET ALL ACCESSIBILITY REQUIREMENTS. THE PROPOSED ENHANCEMENTS TO THE ENTRY PORTICO INCLUDE ADDING A NEW STONE VENEER, NEW STOREFRONT, AND NEW PAINT.

A NEW 2-SIDED MONUMENT SIGN IS BEING PROPOSED AT THE MAIN ENTRY DRIVEWAY WITH UP LIGHTS.



**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITION AND VERIFY SCOPE OF WORKS WITH THE OWNER AND/OR ARCHITECT PRIOR TO ANY DEMOLITION WORK TO BE DONE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO DIGGING ANY FOOTING OR UNDERGROUND WORKS.
3. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT AND/OR OWNER ANY DISCREPANCIES BETWEEN THE PLANS AND THE FIELD CONDITION PRIOR TO PROCEEDING WITH THE WORK.
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
5. PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH FIRE CODE 1002.1.
6. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL (BUILDING CODE 1006.2)
7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR THE DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BUILDING CODE 1006.3)
8. EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.1 AND FIRE CODE 609.
9. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.5.
10. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE (BUILDING CODE 806.1)
11. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

**KEYNOTES FOR SITE PLAN**

- 2.02 DEMO (E) METAL RAILING
- 2.05 DEMO (E) STUCCO WALL AND PILASTER, INCLUDING FOUNDATION
- 2.08 DEMO (E) PILASTER
- 2.09 DEMO (E) RAISED PLANTERS - WALLS & FOOTINGS
- 2.10 DEMO (E) RAMP WALL AND METAL RAILING ABOVE RE-GRADE PARKING LOT TO MEET ACCESSIBILITY PATH OF TRAVEL FROM ADA PARKING SPACE TO NEW RAMP
- 2.11 DEMO (E) CONCRETE PAVING AND STEPS
- 2.13 DEMO (E) TREES, TYP.
- 2.14 DEMO (E) CONCRETE WHEELSTOP
- 2.15 DEMO (E) MONUMENT SIGN, INCLUDING FOOTING
- 2.16 DEMO (E) METAL FENCE AND FOOTING
- 2.17 DEMO (E) METAL FENCE AND PEDESTRIAN GATE
- 3.01 (N) ACCESSIBLE CONCRETE RAMP AND STUCCO WALL WITH INSET PATH LIGHTING
- 3.02 (E) MONUMENT SIGN TO REMAIN
- 3.03 (E) FLAG POLE TO REMAIN
- 3.04 (N) ACCESSIBLE PARKING SIGN, SEE 7&8/A9.01
- 3.05 (N) ACCESSIBLE PARKING SYMBOL, SEE 9/A9.01
- 3.06 RELOCATE FIRE DEPARTMENT KEY BOX, 60" A.F.F. MAX, FULLY RECESSED WHERE OCCURS ON BUILDING WALL - FINAL LOCATION TBD BY FIRE DEPT
- 3.07 (E) FIRE DEPARTMENT CONNECTION TO REMAIN
- 3.08 (E) PIV DEVICE TO REMAIN
- 3.09 (E) FIRE HYDRANT TO REMAIN
- 3.10 (E) DOUBLE CHECK VALVE TO REMAIN
- 3.11 (E) LIGHT POLE TO REMAIN
- 3.12 (E) TRANSFORMER TO REMAIN
- 3.13 (E) STREET LIGHT POLE TO REMAIN
- 3.14 (N) METAL RAILING ABOVE RAMP WALL, PT-3
- 3.15 (N) METAL HANDRAIL, PT-3
- 3.16 (E) METAL FENCE TO REMAIN
- 3.17 (N) TACTILE WARNING SURFACE (TRUNCATED DOME) RECESSED TILES, CAST-IN-PLACE, 36" DEPTH MIN.
- 3.18 (N) ASPHALT SLURRY COAT, STRIPING, AND WHEELSTOPS
- 3.19 (E) CONCRETE V-GUTTER TO REMAIN
- 3.20 (N) PLANTER WALL W/ STUCCO FINISH, STONE CAP
- 3.21 (N) CONCRETE CURB TO JOIN WITH (E) CONC. CURB
- 3.22 (N) CONCRETE CURB, SCD
- 3.23 (N) CONCRETE SIDEWALK, SCD
- 3.24 (E) METAL VEHICULAR SLIDING GATE TO REMAIN
- 3.25 (N) METAL FENCE AND GATE WITH DELAYED EGRESS HARDWARE, PAINT TO MATCH EXISTING FENCE COLOR

**LEGENDS**

- ACCESSIBLE PATH OF TRAVEL

- 11.08.21 Planning ReSubmittal #2
- 10.15.21 Plan Check ReSubmittal #2
- 09.07.21 Plan Check ReSubmittal #1
- 05.21.21 Plan Check Submittal

REV. DATE ISSUE

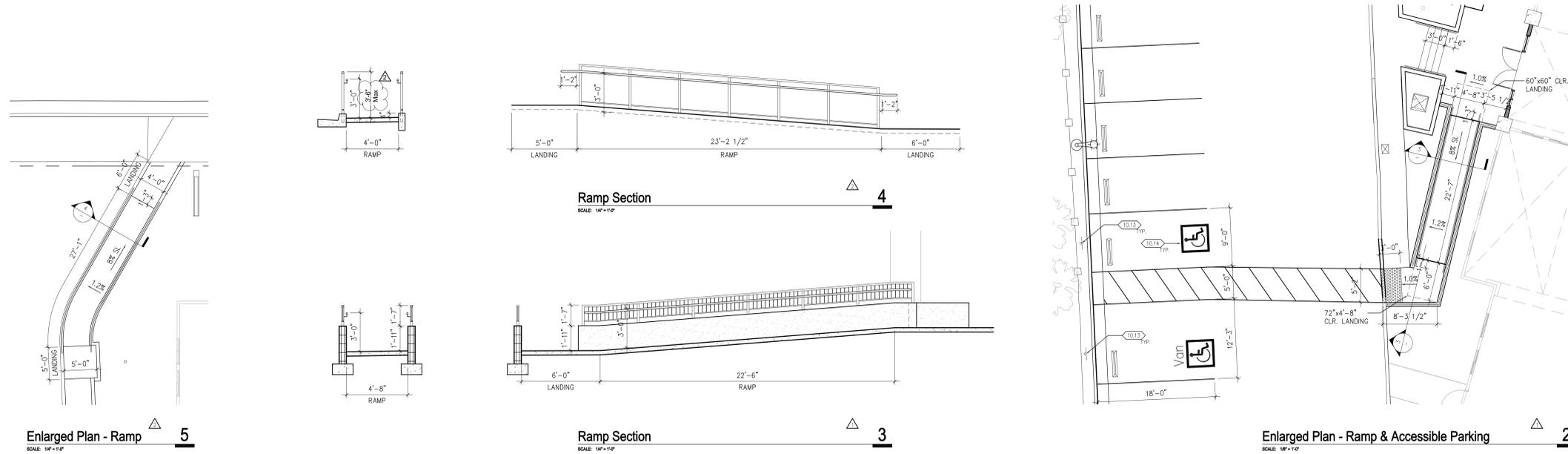


**Walnut Valley Senior Living Renovations**

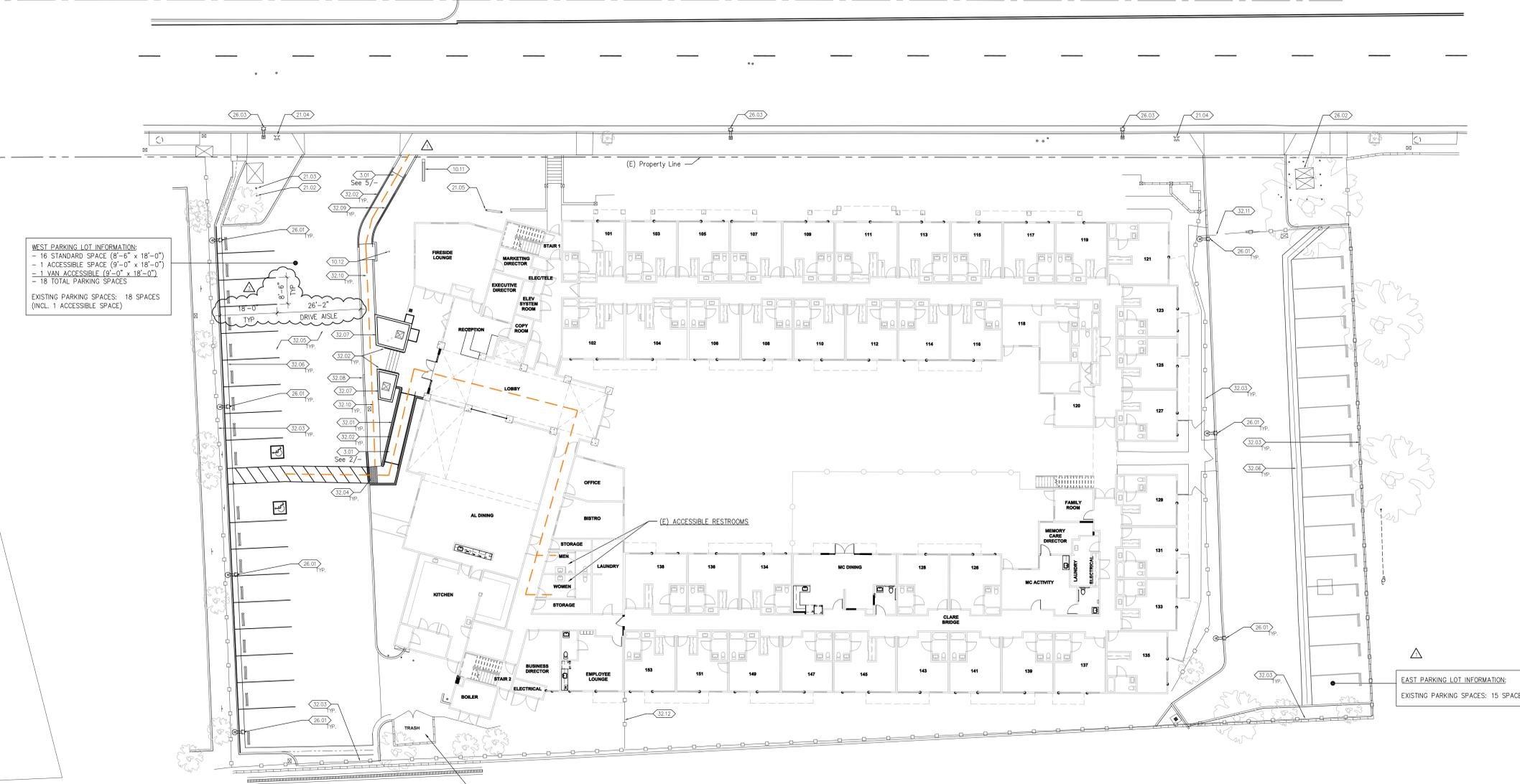
19850 Colima Road  
Walnut, California

Architectural Site Plan

Project #: 20.06.1  
Date: November 08, 2021  
SCALE: 1/16" = 1'-0"



**COLIMA ROAD**



**WEST PARKING LOT INFORMATION:**  
- 16 STANDARD SPACE (8'-6" x 18'-0")  
- 1 ACCESSIBLE SPACE (9'-0" x 18'-0")  
- 1 VAN ACCESSIBLE (9'-0" x 18'-0")  
= 18 TOTAL PARKING SPACES

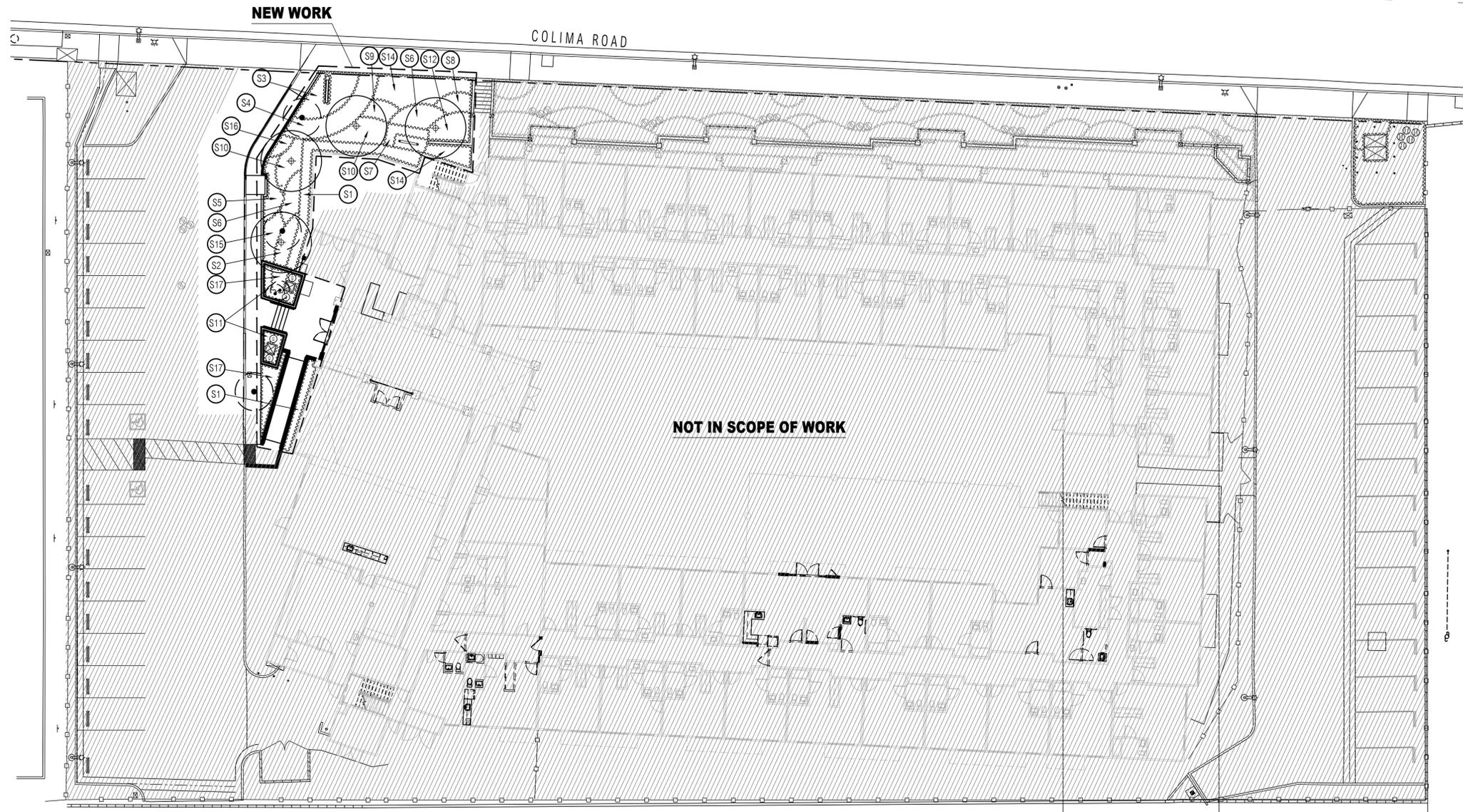
**EXISTING PARKING SPACES: 18 SPACES (INCL. 1 ACCESSIBLE SPACE)**

**EAST PARKING LOT INFORMATION:**  
EXISTING PARKING SPACES: 15 SPACES

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**WALNUT VALLEY**  
**19850 COLIMA ROAD**  
**WALNUT, CA**



### NOTES

- OVER 50% OF FRONT YARD AREA IN THE FIRST 20' OF THE PROPERTY IS OVER 50% PLANTED.
- NOT ADDING ANY FENCE OR DRIVEWAY GATE (VALUE ENGINEERED). EXISTING FENCE/GATE WILL REMAIN IN PLACE.

### IRRIGATION NOTES

- ALL PROPOSED AND EXISTING PLANTING SHALL RECEIVE FULL DRIP IRRIGATION COVERAGE.
- SEPARATE VALVES SHALL CONTROL THE IRRIGATION COVERAGE FOR:
- SHRUBS/GROUND COVER
  - POTS
  - HEDGES
  - TREES
- IRRIGATION SYSTEMS TO HAVE AUTOMATIC CONTROLLER WITH WEATHER SENSITIVITY CAPABILITY.

TREES					SHRUBS					SHRUBS						
KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	WUCOLS	KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	REMARKS	WUCOLS	KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	REMARKS	WUCOLS
	<i>Geijera parviflora</i> Australian Willow	24" Box	Standard	M	S1	<i>Strelitzia reginae</i> Bird of Paradise	5 GAL.	30" O.C.		M	S12	<i>Salvia Santa Barbara</i> Santa Barbara Salvia	5 GAL.	30" O.C.		L
	Existing Tree (To be Removed)				S2	<i>Senecio vitalis</i> Narrow Leave Chalk Stick	5 GAL.	24" O.C.		L		<i>Phormium Maori Queen</i> Maori Queen Flax	15 GAL.	Per Plan		M
					S3	<i>Carex divulsa</i> Berkeley Sedge	1 GAL.	15" O.C.		M	S14	<i>Carissa 'Green Carpet'</i> Green Carpet Natal Plum	5 GAL.	24" O.C.		L
					S4	<i>Agave attenuata</i> Fox Tail Agave	5 GAL.	24" O.C. Per Plan		M	S15	<i>Agave 'Blue Glow'</i> Blue Glow Agave	5 GAL.	24" O.C.		L
					S5	<i>Aloe hybrid</i> Dwarf Coral Aloe	5 GAL.	24" O.C.		L	S16	<i>Echeveria 'Blue Curly'</i> Blue Curly Echeveria	1 GAL.	Per Plan		M
					S6	<i>Callistemon 'Little John'</i> Little John Bottle Brush	5 GAL.	30" O.C.		L	S17	<i>Euphorbia rigida</i> Gopher Plant	5 GAL.	24" O.C.		L
					S7	<i>Ligustrum j. 'Texanum'</i> Texas Privet	15 GAL.	30" O.C.		M						
					S8	<i>Anigozanthos 'Orange Cross'</i> Orange Cross Kangaroo Paw	5 GAL.	24" O.C. Per Plan		L						
					S9	<i>Muhlenbergia capillaris</i> Pink Muhly	5 GAL.	30" O.C.		L						
					S10	<i>Ceanothus 'Yankee Point'</i> Carmel Creeper	1 GAL.	24" O.C.		L						
					S11	<i>Festuca g. 'Eliza Blue'</i> Eliza Blue Fescue	1 GAL.	14" O.C.		L						

DATE	DESCRIPTION
04/02/21	Preliminary Design
04/16/21	Final Design
09/03/21	County Submittal

### REVISIONS

Drawn by: JG  
Checked by: JG  
Approved by: MS



NORTH SCALE: 1/16" = 1'-0"

Date: 03.24.21

Project No.: JOB #

Project Name:

**BROOKDALE WALNUT**

Sheet Title:

**PLANTING PLAN**

Sheet No.:

**LP-1**





**KEYNOTES FOR ELEVS / SECTIONS**

- <2.01> DEMO (E) STOREFRONT DOOR AND WINDOW SYSTEM
- <2.02> DEMO (E) METAL RAILING
- △ <2.03> NOT USED
- <2.04> NOT USED
- <2.05> DEMO (E) STUCCO WALL
- <2.06> DEMO (E) PLASTER
- △ <2.07> (E) DIAMOND GROOVE PATTERN TO REMAIN
- <2.08> IN-FILL (E) SQUARE INSETS WITH NEW STUCCO MATERIAL, REPAINT ENTIRE WALL
- △ <2.09> NOT USED
- △ <2.10> DEMO (E) PLANTER WALL
- <2.11> (E) METAL GUARDRAIL, 42" HIGH AFF, PT-3
- <2.12> (N) GALV. METAL RAIL, PT-3
- <2.13> (N) GALV. METAL HANDRAIL, PT-3
- <2.14> (N) WOOD TRELLIS TO REMAIN; PT-3
- <2.15> (N) REVEAL JOINT-1/4", PT-4
- △ <2.16> (E) WINDOW TO REMAIN
- <2.17> (E) DOOR TO REMAIN
- <2.18> (N) ALUM. STOREFRONT WINDOW, BRONZE COLOR; SEE WINDOW SCHEDULE IN A8.01
- <2.19> (N) ALUM. STOREFRONT DOOR, BRONZE COLOR; SEE DOOR SCHEDULE IN A8.01
- <2.20> (N) STEEL DOOR W/ WOOD GRAIN FINISH; SEE DOOR SCHEDULE IN A8.01
- <2.21> (E) ALUM. STOREFRONT DOOR TO REMAIN
- <2.22> (N) STONE VENEER, INSTALLED ON MORTAR BED OVER LATH AND SCRATCH COAT OVER BLDG PAPER; MITER CUT AT CORNERS; EL DORATO STONE, VANTAGE 30 - WHITE ELM
- <2.23> (N) FIBER CEMENT SIDING WITH MITERED CORNERS; NICHHA FIBER CEMENT SIDING, RIFT SAWN - CHESTNUT
- <2.24> (N) PLANTER WALL W/ STUCCO FINISH AND STONE CAP, PT-4
- △ <2.25> (E) EXTERIOR CEMENT PLASTER; PAINT PT-1
- <2.26> (N) EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR 20/50 SMOOTH FINISH; PT-2
- <2.27> (E) EXTERIOR CEMENT PLASTER, REPAINT WALL WITH PT-4
- <2.28> (E) EXTERIOR CEMENT PLASTER TO REMAIN, PT-4
- <2.29> (N) EXTERIOR PAINT AT TRIM AND FASCIA, PT-2
- △ <2.30> (N) RAMP WALL W/ STUCCO FINISH, PT-4
- <2.31> (E) METAL DOWNSPOUT W/ LEADER BOX TO REMAIN, PT-3; PROVIDE SPLASH BLOCK WHERE REQ'D
- <2.32> (N) CONCRETE SPLASH BLOCK
- <2.33> (N) METAL OVERFLOW DOWNSPOUT NOZZLE
- <2.34> (N) WALL SCENCE LIGHT FIXTURE, SED AND 4/A4.02

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Santa Monica, CA 90404  
(760) 271-6798

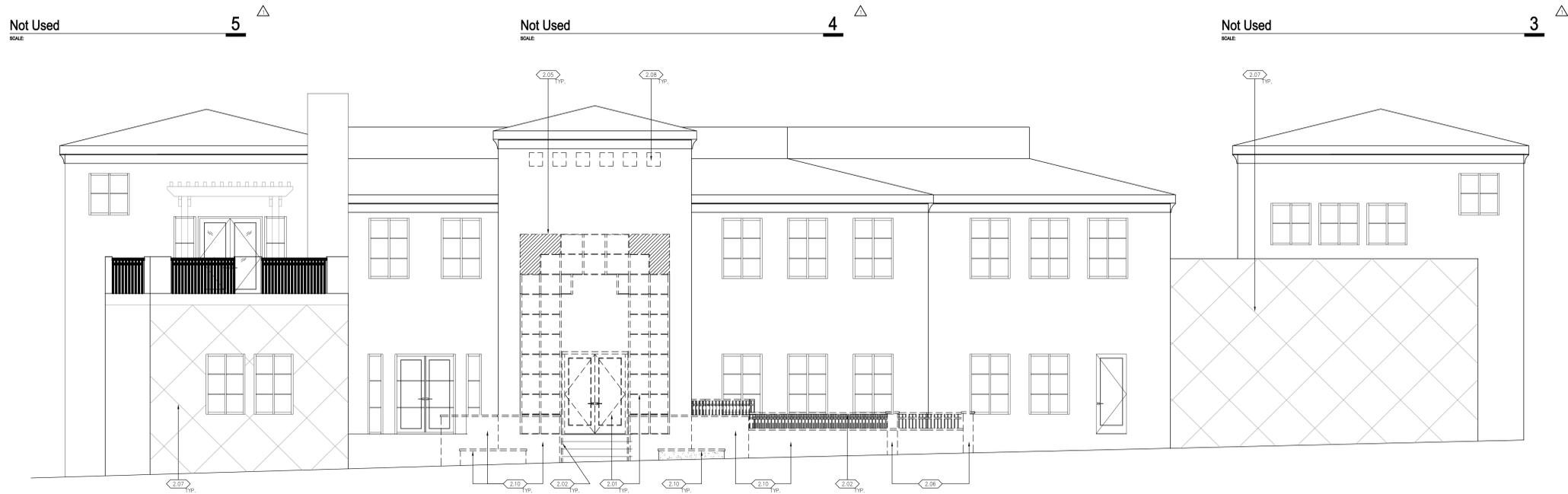
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1510 Fashion Island Blvd., Suite 240  
San Mateo, CA 94404  
(650) 274-0947



**West Elevation - Demolition Scope** 2  
SCALE: 3/8" = 1'-0"



**West Elevation** 1  
SCALE: 3/8" = 1'-0"

**PAINT SCHEDULE**  
PT-1: DE1681 Moderne Class  
PT-2: White color - match existing trim color  
PT-3: DE6392 Mink  
PT-4: Tan color - match existing building color  
\*Contractor is responsible for coordinating and inquiring with Architect for any surfaces not designated with a paint color

NOTE: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

- △ 11.08.21 Planning ReSubmittal #2
- △ 10.15.21 Plan Check ReSubmittal #2
- △ 09.07.21 Plan Check ReSubmittal #1
- △ 05.21.21 Plan Check Submittal

REV. DATE. ISSUE



**Walnut Valley Senior Living Renovations**  
19850 Colima Road  
Walnut, California

**Exterior Elevations**

Project #: 20.06.1  
Date: November 08, 2021  
SCALE: As Noted

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**KEYNOTES FOR ELEVS / SECTIONS**

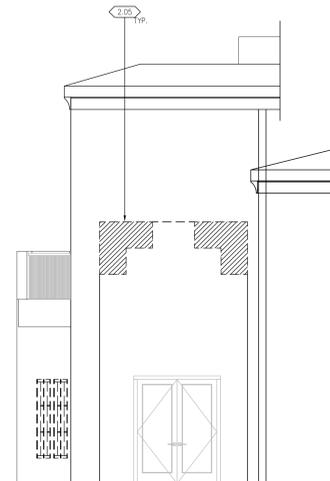
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- < 2.02 > DEMO (E) METAL RAILING
- < 2.03 > NOT USED
- < 2.04 > NOT USED
- < 2.05 > DEMO (E) STUCCO WALL
- < 2.06 > DEMO (E) PLASTER
- △ < 2.07 > (E) DIAMOND GROOVE PATTERN TO REMAIN
- < 2.08 > IN-FILL (E) SQUARE INSETS WITH NEW STUCCO MATERIAL, REPAINT ENTIRE WALL
- < 2.09 > NOT USED
- < 2.10 > DEMO (E) PLANTER WALL
- △ < 3.01 > (E) METAL GUARDRAIL, 42" HIGH AFF, PT-3
- < 3.03 > (N) GALV. METAL RAIL, PT-3
- < 3.04 > (N) GALV. METAL HANDRAIL, PT-3
- < 3.11 > (E) WOOD TRELLIS TO REMAIN; PT-3
- < 7.01 > (N) REVEAL JOINT-1/4", PT-4
- △ < 8.01 > (E) WINDOW TO REMAIN
- < 8.02 > (E) DOOR TO REMAIN
- < 8.03 > (N) ALUM. STOREFRONT WINDOW, BRONZE COLOR; SEE WINDOW SCHEDULE IN A8.01
- < 8.04 > (N) ALUM. STOREFRONT DOOR, BRONZE COLOR; SEE DOOR SCHEDULE IN A8.01
- < 8.04A > (N) STEEL DOOR W/ WOOD GRAIN FINISH; SEE DOOR SCHEDULE IN A8.01
- < 8.05 > (E) ALUM. STOREFRONT DOOR TO REMAIN
- (N) STONE VENEER, INSTALLED ON MORTAR BED OVER LATH AND SCRATCH COAT OVER BLDG PAPER; MITER CUT AT CORNERS; EL DORATO STONE, VANTAGE 30 - WHITE ELM
- < 9.01 > (N) FIBER CEMENT SIDING WITH MITERED CORNERS; NICHHA FIBER CEMENT SIDING, RIFT SAWN - CHESTNUT
- < 9.02 > (N) PLANTER WALL W/ STUCCO FINISH AND STONE CAP, PT-4
- △ < 9.04A > (E) EXTERIOR CEMENT PLASTER; PAINT PT-1
- < 9.04B > (N) EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR 20/50 SMOOTH FINISH; PT-2
- < 9.04C > (E) EXTERIOR CEMENT PLASTER, REPAINT WALL WITH PT-4
- < 9.05 > (E) EXTERIOR CEMENT PLASTER TO REMAIN, PT-4
- < 9.06 > (N) EXTERIOR PAINT AT TRIM AND FASCIA, PT-2
- < 9.07 > (N) RAMP WALL W/ STUCCO FINISH, PT-4
- < 22.03 > (E) METAL DOWNSPOUT W/ LEADER BOX TO REMAIN, PT-3; PROVIDE SPLASH BLOCK WHERE REQ'D
- < 22.04 > (N) CONCRETE SPLASH BLOCK
- < 22.05 > (N) METAL OVERFLOW DOWNSPOUT NOZZLE
- < 26.01 > (N) WALL SCENCE LIGHT FIXTURE, SED AND 4/A4.02

Not Used  
SCALE

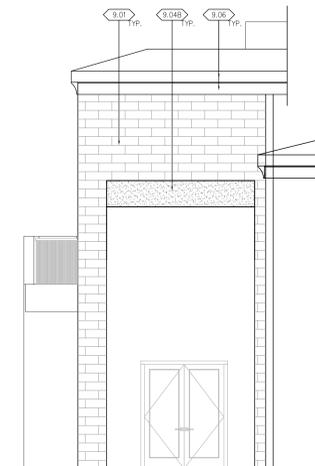
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Not Used  
SCALE

2



South Entry Elevation (North similar) - Demolition Scope 3  
SCALE: 3/8" = 1'-0"



South Entry Elevation (North similar) 1  
SCALE: 3/8" = 1'-0"

PAINT SCHEDULE	
PT-1:	DE1681 Moderne Class
PT-2:	White color - match existing trim color
PT-3:	DE6392 Mink
PT-4:	Tan color - match existing building color
*Contractor is responsible for coordinating and inquiring with Architect for any surfaces not designated with a paint color	
NOTE: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION	

- △ 11.08.21 Planning ReSubmittal #2
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REV	DATE	ISSUE



**Walnut Valley Senior Living Renovations**  
19850 Colima Road  
Walnut, California

Exterior Elevations

Project #: 20.06.1  
Date: November 08, 2021  
SCALE: As Noted

A3.02



7



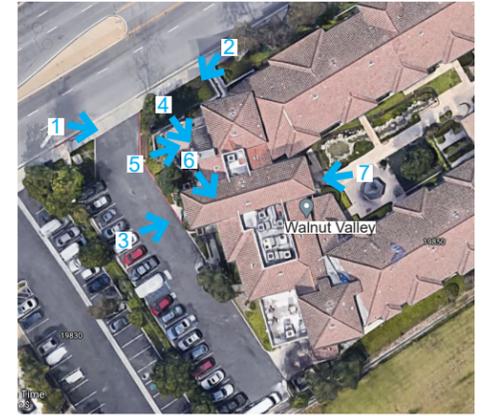
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5



4



KEYPLAN



3



2



1



# Walnut Valley Senior Living Community

19850 Colima Road,  
Walnut, CA 91789

Existing Site Photos



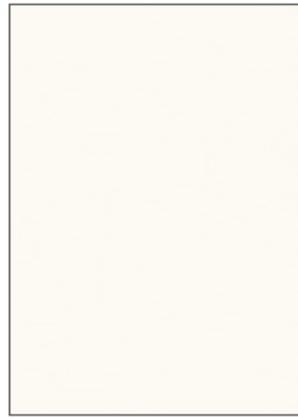
7. Aluminum Storefront  
Arcadia - Standard  
Medium Bronze



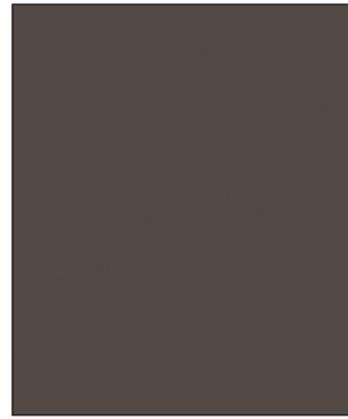
6. Nichiha Fiber Cement  
Rift Sawn - Chestnut  
or similar



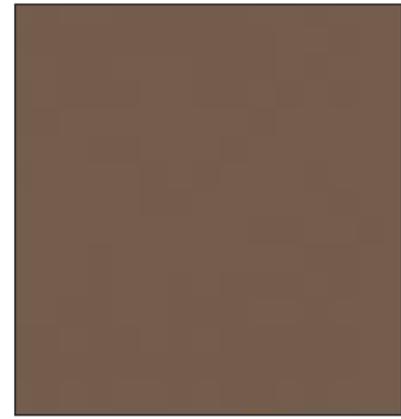
5. Cultured Stone Veneer  
El Dorado Stone - Vantage 30 White Elm  
w/ Split Edge Wall Cap/Wainscot Sill  
in White Cloud or similar



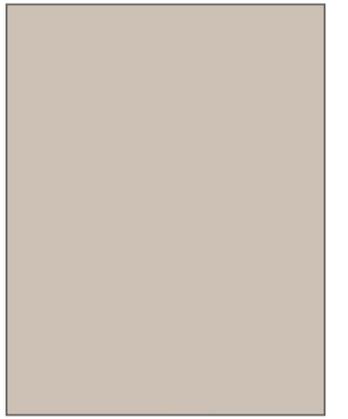
4. Accent Paint  
to match existing



3. Paint at Railings  
DE6392 Mink  
or similar



2. Paint at Exterior Cement Plaster  
DET681 Moderne Class  
or similar



1. building base color paint  
to match existing



Note: Colored Elevations for reference only. Please see A3.01 & A3.02 for more detailed information



# Walnut Valley Senior Living Community

19850 Colima Road,  
Walnut, CA 91789

Color/Materials

5 November 2021