

REPORT TO THE HEARING OFFICER

DATE ISSUED: April 16, 2026

HEARING DATE: April 28, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2024-000312-(5)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2024000421

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 4741 W Avenue M-4, Lancaster

OWNER: Ms. Elina Farmanova

APPLICANT: Mr. Boris Adjamian

PUBLIC MEETINGS HELD: N/A

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it is not a housing project.

CASE PLANNER: Soyeon Choi, Senior Regional Planner
schoi@planning.lacounty.gov

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 PRJ2024-000312-(5), CUP Number RPPL2024000421 based on the Draft 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 RPPL2024000421 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to expand the capacity of an existing six-bed adult residential facility (“ARF”) operating from an existing one-story 2,760-square-foot single-family residence (“SFR”) to a 12-bed AFR without building footprint expansion in the R-A (Residential Agricultural) 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 applicant, Mr. Boris Adjajian, requests a CUP to expand the capacity of an existing six-bed ARF to 12 beds. Known as the Turner Health Facility, the project provides non-medical care to senior residents ages 60 and older, providing a residential environment for those who do not require medical or assisted living intervention. The facility currently holds a valid Residential Care Facility for the Elderly (“RCFE”) from the California Department of Social Services (“CDSS”) and is currently transitioning between resident placements.

The existing structure is a 2,760-square-foot, one-story SFR, with six bedrooms, a 1,317-square-foot attached two-car garage and a 481-square-foot covered patio in the rear of the residence. Currently, three (3) of the rooms are being used to accommodate six residents, and the remaining rooms are designated for an office, a bedroom for staff, and storage. Shared spaces include a kitchen and dining area and shared bathrooms. To accommodate the expanded capacity, six (6) rooms will be utilized to accommodate 12 residents, and one remaining room will be used for a staff member. No building footprint expansion or modifications, or interior remodeling is proposed, and the primary residential character of the property will be maintained.

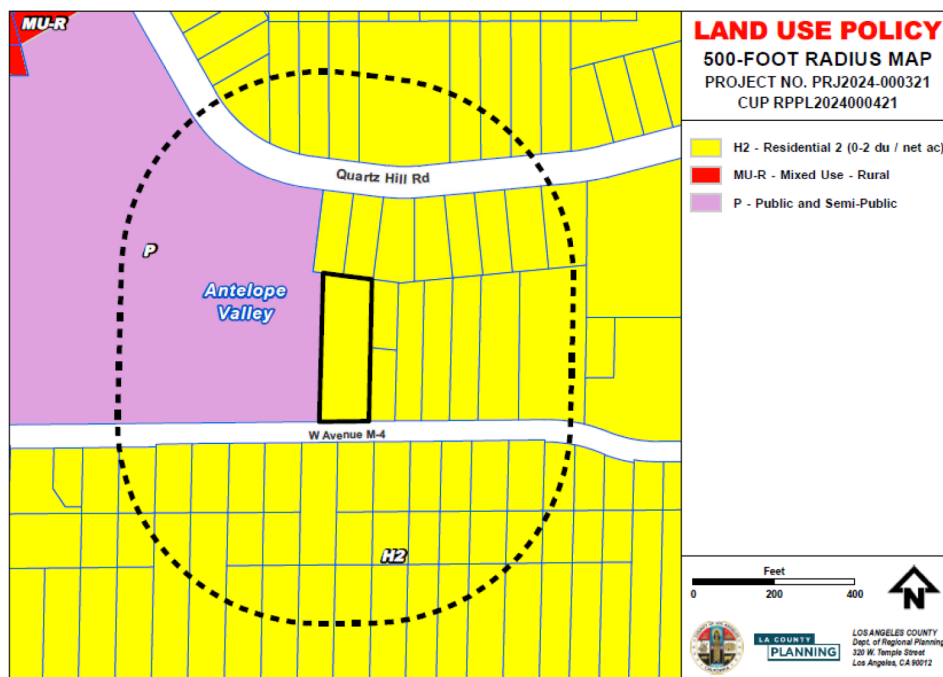
The facility will be staffed 24 hours a day with public access as needed, generally limited to hours as needed, but mostly 9:00 a.m. to 5:00 p.m. Total two staff members will be on site, one per shift, with the day shift running from 8:00 a.m. to 8:00 p.m. and the night shift from 8:00 p.m. and 8:00 a.m.

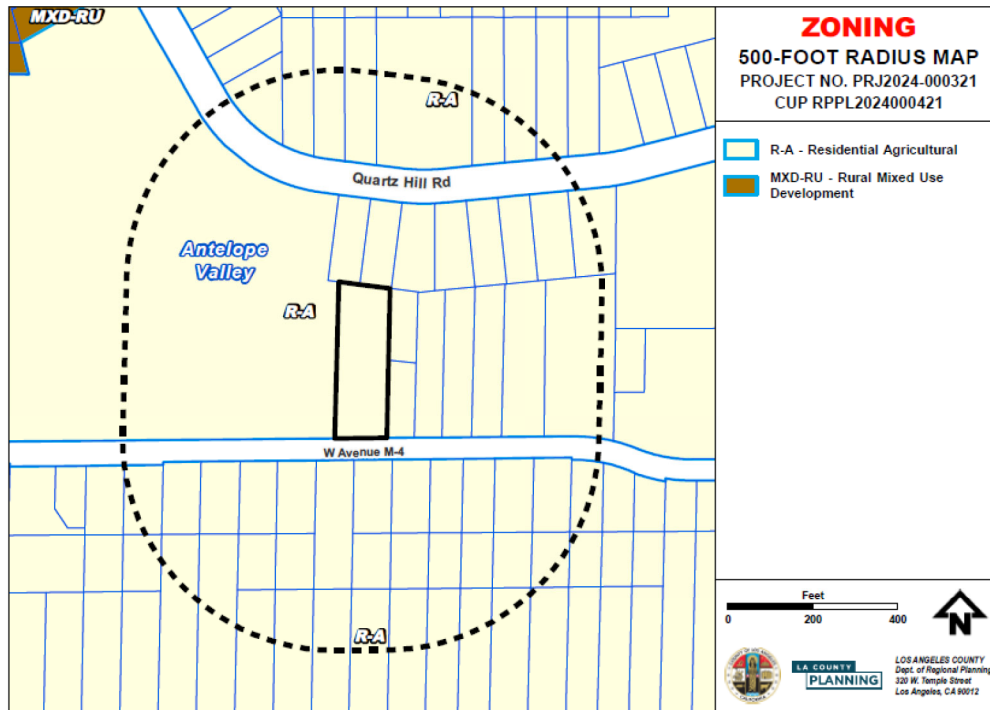
The Project Site consists of Assessor’s Parcel Number (“APN”) 3101-021-009. The 1.01-acre Project Site is located at 4741 West Avenue M-4 in the Quartz Hill Zoned District. The Project Site is accessible from West Avenue M-4, a public street with a right-of-way width of 50 feet at the Project Site.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H2 (Residential 2 – Two Dwelling Units per Net Acre)	R-A	SFR
NORTH	H2	R-A	SFRs, vacant
EAST	H2	R-A	SFRs, vacant
SOUTH	H2	R-A	SFRs, vacant
WEST	P (Public and Semi-Public Facilities)	R-A	Elementary school





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6009	R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)	7/8/1952
20150021a	R-A	6/16/2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
N/A		

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A		

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H2 land use designation of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. This designation is intended primarily for SFRs at a density of up to two dwelling units per net acre. The H2 designation is described as in a rural town area. Rural town areas provide a transition between rural town centers and rural preserve areas, as they are occupied by a mix of residential and a wide variety of agricultural uses. An ARF designed as an SFR that blends in with the surrounding uses, is consistent with the H2 designation. Specific allowable uses are determined by the underlying R-A zoning designation. The R-A Zone allows ARFs serving seven or more persons with a CUP. The proposed expansion of the facility from six (6) to 12 beds is compatible with the surrounding residential community, which consists primarily of SFRs to the north, south, and east. At approximately 1.01 acre, the subject property provides a substantial land area that easily supports the increased resident capacity without the need for structural additions, floor area increases, or any expansion of the development footprint. The facility will maintain its existing 2,760-square-foot, one-story single-family residential exterior and character. The Project preserves the visual scale of the neighborhood without necessitating any floor area additions or expansion of the development footprint. Additionally, the facility is designed to maintain the exterior appearance and character of an SFR. Proposed capacity of up to 12 persons does appear to maintain compatibility with the existing community character.

B. Neighborhood Impact (Need/Convenience Assessment)

The expansion of the ARF will provide an important service to the community of Lancaster. The facility will provide a safe, engaging living environment with necessary non-medical assistance to help senior individuals maintain their physical and mental health. The facility offers opportunities and space for senior residents in the region who can benefit from assistance with daily chores while enjoying their life within a residential community. The facility addresses the growing regional demand for non-medical residential care for seniors while mitigating potential neighborhood impacts by operating the facility within the existing residential building envelope, limiting visitor traffic to a two-hour daily window, and up to one employee per shift.

C. Design Compatibility

The Project design is compatible with the surrounding neighborhood as it proposes no changes to the exterior height, building footprint, or architectural style of the existing one-story residence. Since all necessary reconfigurations is to accommodate the additional beds only without any interior remodeling, the property will remain visually unchanged.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF/CUP STATEMENT OF FINDINGS

The applicant is required to substantiate all facts identified by Section 22.158.050 (Conditional Use Permit Findings and Decision) of the County Code. The Burden of Proof/CUP Statement of Findings form 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, and Class 5 Exemption - Minor Alterations in Land Use Limitations) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project proposes the conversion of an existing six-bed independent senior living facility ARF to a 12-bed independent senior living facility ARF without expansion of the building size or interior remodeling.

No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near sensitive environmental resources or scenic highways, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. There is no significant effect due to unusual circumstances, and no cumulative impacts are anticipated. 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

1. The County Department of Public Works, in a letter dated December 11, 2025, recommended that the Project proceed to public hearing with conditions of approval.
2. The County Fire Department, in a letter dated January 16, 2025, recommended that the Project proceed to public hearing with required conditions of approval.
3. The County Department of Public Health, in a letter dated April 3, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

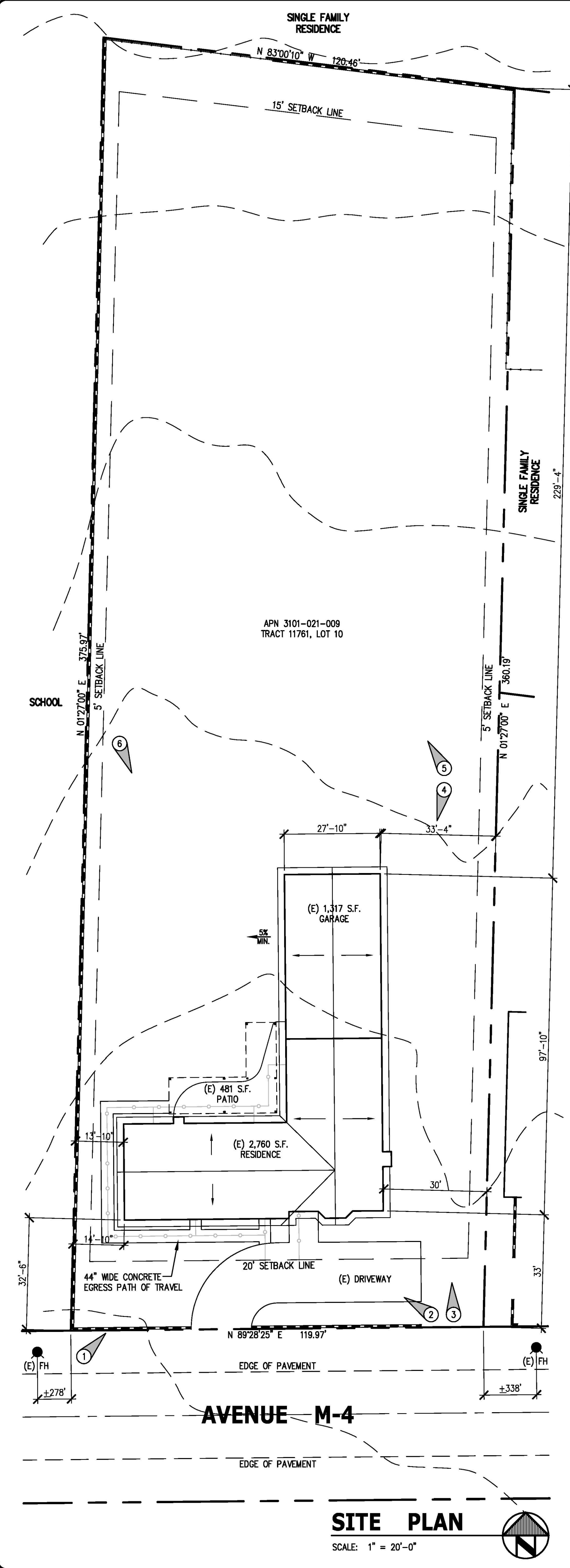
B. Public Comments

No public comments were received by staff at the time of report preparation.

Report
Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report
Approved By:  for S. Tae
Susan Tae, AICP, Assistant Administrator

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	Agency Correspondence



SITE PLAN

SCALE: 1" = 20'-0"



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

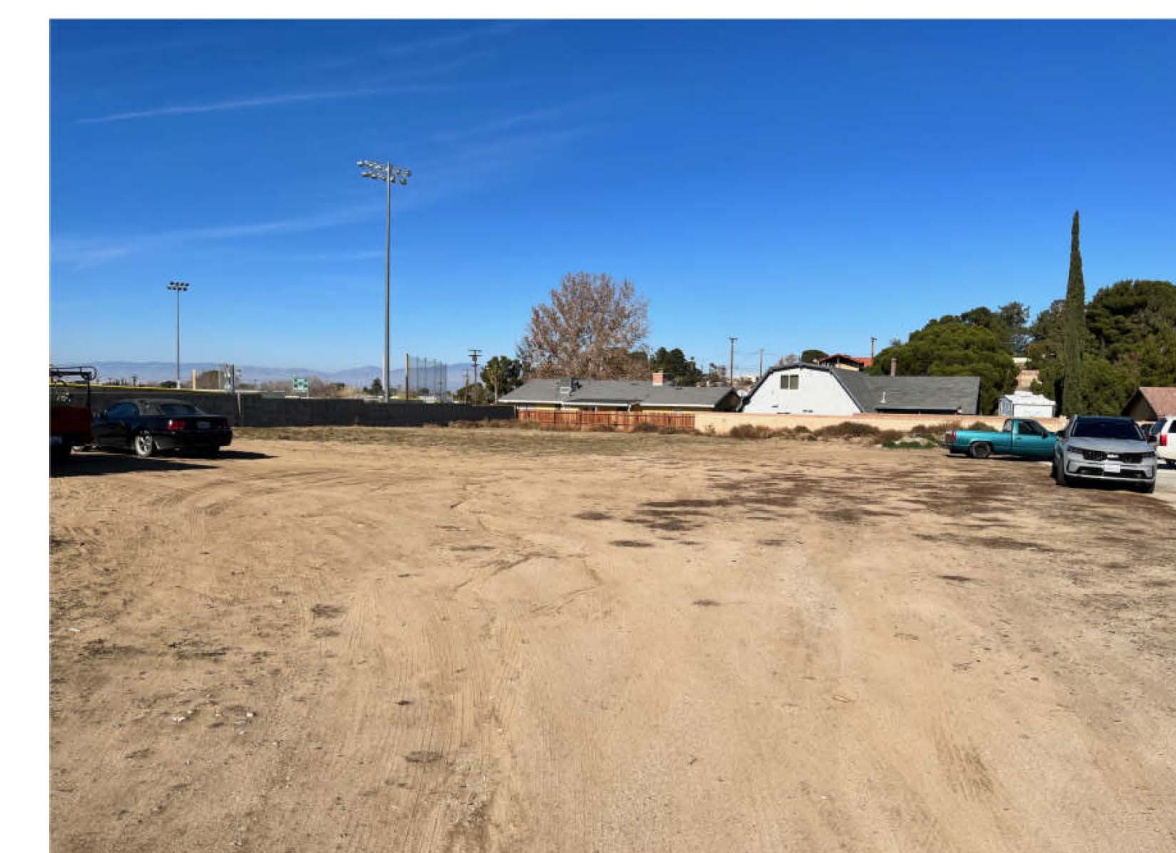


PHOTO 5



PHOTO 6

SCOPE OF WORK
THIS PROJECT CONSISTS OF CONVERTING EXISTING 6-BED RESIDENTIAL CARE FACILITY FOR THE ELDERLY INTO A 12-BED FACILITY. MAXIMUM NUMBER OF CLIENTS WILL NOT EXCEED 12.

DRAWING INDEX
SP1 - EXISTING SITE PLAN AND NOTES
A1 - EXISTING FLOOR PLAN
R1 - 500' LAND USE RADIUS MAP

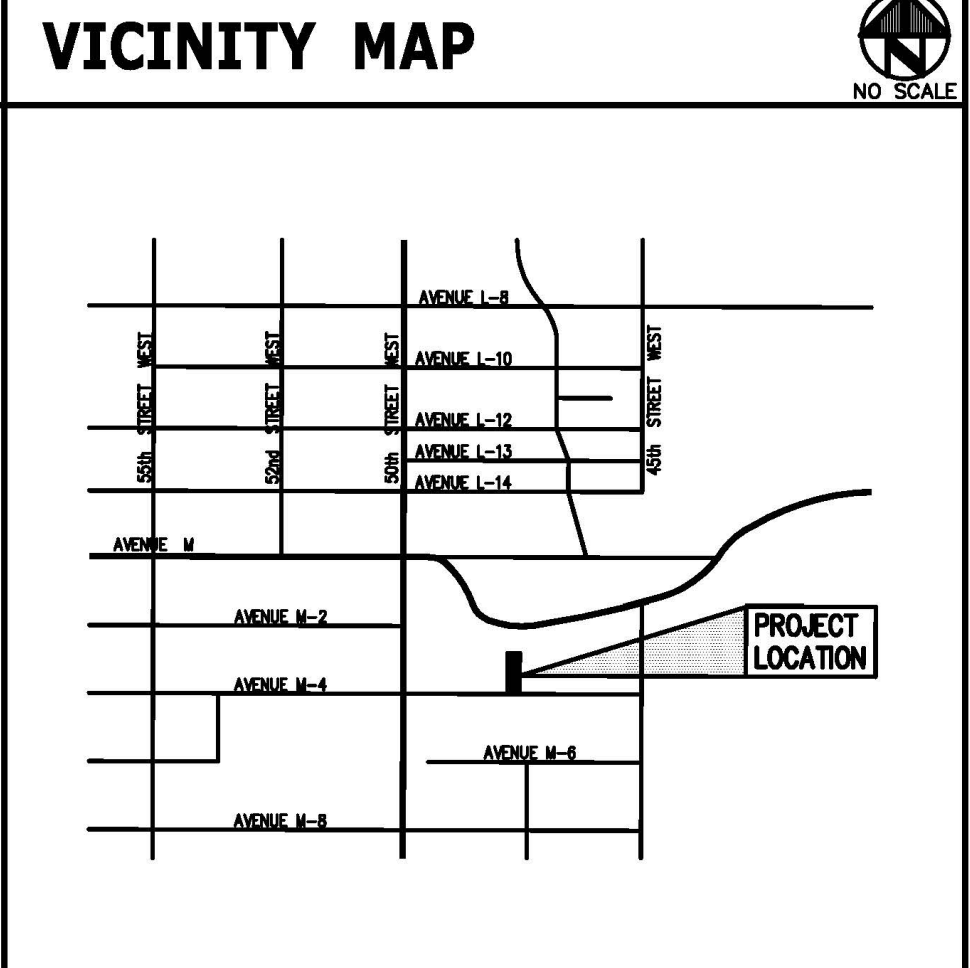
ALLOWABLE AREA
AREA ALLOWANCE: RESIDENCE (R-3.1 AND U OCCUPANCIES, VB CONSTRUCTION TYPE, SPRINKLERED)
ALLOWABLE HEIGHT (TABLE 504.3) 40'
ALLOWABLE NUMBER OF STORES (TABLE 504.4) 2
ALLOWABLE AREA (TABLE 506.2) 7,000

GENERAL NOTES
SPECIAL NOTE: IT WILL BE THE RESPONSIBILITY OF THE OWNER/OWNER'S AGENT/BUILDER/CONTRACTOR/ET. AL TO VERIFY ALL CONDITIONS AND DIMENSIONS FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND CLARIFICATION, PRIOR TO COMMENCEMENT OF WORK. FAILURE OF NOTIFICATION WILL PLACE THE RESPONSIBILITY AND/OR LIABILITY UPON THE OWNER/OWNER'S AGENT/BUILDER/CONTRACTOR ET. AL.
GENERAL REQUIREMENTS: 1. THE WORK OF THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS, EQUIPMENT AND RELATED ITEMS NECESSARY TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN, UNLESS IT IS SPECIFICALLY INDICATED (NIC) NOT IN CONTRACT.

FIRE DEPARTMENT NOTES
1. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.
2. 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.
3. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3.
4. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: * TYPE OF CONSTRUCTION PER THE BUILDING CODE VB * WHFSZ NO * SIZE OF LOT (ACRES) LESS THAN ONE ACRE * FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA 750 GPM * REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM * TOTAL FIRE FLOW REQUIRED 750 GPM
5. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD CODES, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
6. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16 INCH OPENINGS AND SHALL NOT EXCEED 1/8 INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 505.1.
8. SINGLE STATION AND MULTI-STATION SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-3 OCCUPANCIES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CBC 314. IF MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP.
9. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CBC 315. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. IF MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. CARBON MONOXIDE ALARMS TO BE HARD WIRED WITH A BATTERY BACKUP.

PROJECT DATA	
ASSESSOR'S PARCEL NO.:	3101-021-009
NET LOT SIZE:	44,132 S.F.
LAND USE:	RL2
ZONING:	R-A
OCCUPANCY TYPE:	R-3.1
RESIDENCE:	U
GARAGE:	VB
CONSTRUCTION TYPE:	YES
FIRE SPRINKLERS:	YES
SQUARE FEET:	
EXISTING RESIDENCE:	2,760 S.F.
EXISTING GARAGE:	1,317 S.F.
EXISTING PATIO:	481 S.F.
TOTAL:	4,558 S.F.
LOT COVERAGE:	4,558 S.F. / 44,132 S.F. = 10.33%
LEGAL DESCRIPTION:	TRACT #11761, LOT 10

ABBREVIATIONS	
ABV. - ABOVE	INSUL. - INSULATION
A.C. - AIR CONDITIONING	INT. - INTERIOR
ACCUS. - ACOUSTICAL	I.V. - INSIDE TO INSIDE
A.F.F. - ABOVE FINISH	JST. - JOIST
FLOOR	KIT. - KITCHEN
ALUM. - ALUMINUM	LAM. - LAMINATED
ACC. PNL. - ACCESS PANEL	LAV. - LAVATORY
APPROX. - APPROXIMATE	LN. - LINEN CLOSET
A.T. - ASPHALT TILE	L.R. - LIVING ROOM
BR. - BEDROOM	LUM. - LUMINOUS
BA. - BATHROOM	MAX. - MAXIMUM
BLK.C. - BELOW	MFG. - MANUFACTURING
BLOCKING	MFR. - MANUFACTURER
BD. - BOARD	M.H. - MAN HOLE
BET. - BETWEEN	MIN. - MINIMUM
BLDG. - BUILDING	MST. - MASTER
BOT. - BOTTOM	MTL. - METAL
BM. - BEAM	N.G. - NATURAL GAS
C. - CARPET	NIS. - NOT TO SCALE
CAB. - CABINET	N.L.C. - NOT IN CONTRACT
C.F.M. - CUBIC FT/MIN	NO. - NUMBER
CL. - CAST IRON	O.C. - ON CENTER
C.L. - CEILING JOIST	O/O - OUTSIDE TO OUTSIDE
CLR. - CLEAR	P.F. - PER LINEAR FEET
C.L.C. - CONCRETE	P.S.F. - PER SQUARE FEET
CONC. - CONCRETE	P.W.D. - PLYWOOD
CONT. - CONTINUOUS	R. - RADIUS
C.W. - COLD WATER	R.R. - ROOF RAFTER
CLO. - CLOSET	R.G. - ROUGH GRADE
DIA. - DIAMETER	S.F. - SQUARE FEET
DWG. - DRAWING	S.D. - STORM DRAIN
DIN. - DINING	S.I. - SQUARE INCH
D.R. - DINING ROOM	SHT. - SHEET
DRESS. - DRESSING	STD. - STANDARD
E. - ENTRY	STL. - STEEL
ELEC. - ELECTRICAL	STOR. - STORAGE
ELEV. - ELEVATION	T. - TILE
EQ. - EQUAL	T.A. - TUB ACCESS
EXST. - EXISTING	TYP. - TYPICAL
EXT. - EXTERIOR	T.O.G. - TOP OF GRADE
EXTR. - EXTINGUISHER	THK. - THICKNESS
F.A.U. - FORCED AIR UNIT	T.P. - TOP OF PLATE
FAM. RM. - FAMILY ROOM	T.W. - TOP OF WALL
F.L. - FLOOR	T.F. FTG. - TOP OF FOOTING
FIN. - FINISH	T.S. - TOP OF SURFACE
F.J. - FLOOR JOIST	U.O.N. - UNLESS OTHERWISE NOTED
FT. - FEET	VCT. - VENT. COMPOSITION TILE
FTG. - FOOTING	VTR. - VENT THRU ROOF
FUT. - FUTURE	VERT. - VERTICAL
F.G. - FINISH GRADE	W. - WITH
GA. - GAUGE	W/O. - WITHOUT
GL. - GALVANIZED IRON	W.C. - WATER CLOSET
QL. - GLASS	W.I. - WALK-IN
Q.P. BD. - GYPSUM BOARD	W. - WOOD
HR. - HEADER	
HOWL. - HARDWARE	
HGT. - HEIGHT	
HORZ. - HORIZONTAL	
H.W. - HOT WATER	



SYMBOLS	
DETAIL	DETAIL OUT
1 - DETAIL NUMBER	2 - DETAIL NUMBER
6 - DETAIL SHEET NO.	6 - DETAIL SHEET NO.
REFERENCED SHEET NO.	REFERENCED SHEET NO.
INTERIOR ELEVATION	EXHAUST FAN, 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS, 3 ZONES MAX., ENERGY STAR RATED WITH HUMIDISTAT CONTROL.
INDICATES DIRECTION	G.F.J. RECEPTACLE
HOSE BIBB	GAS LINE
WINDOW LETTER	DOOR NUMBER
CEILING MOUNTED COMBO SMOKE/CARBON MONOXIDE DETECTOR CONNECTED TO 110V CIRCUIT WITH BATTERY BACKUP. INSTALL IN ACCORDANCE WITH NFPA 72	

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DATE: 6/27/20
REVISION: CLIENT REVISIONS

There is no greater authority to build than the foundation of John W. Svalbe.

Svalbe Architects, Inc.
John W. Svalbe, AIA
Fountaindale, CA 95501
Tel: (916) 718-3344
Fax: (916) 718-3349
Email: info@svalbearchitects.com
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OWNER: **BORIS ADJAMIAN**
6464 GAYNOR AVENUE
LAKE BALBOA, CA 91406
PHONE: (818) 448-2912

SHEET TITLE: **EXISTING SITE PLAN AND NOTES**

PROJECT TITLE: **CONGREGATE LIVING HEALTH FACILITY**
4717 WEST AVE. M-4
LANCASTER, CA 93536

PROFESSIONAL ARCHITECT
JOHN W. SVALBE
No. C-33344
REN. 12/31/2025
STATE OF CALIFORNIA

LEED AP
BD+C

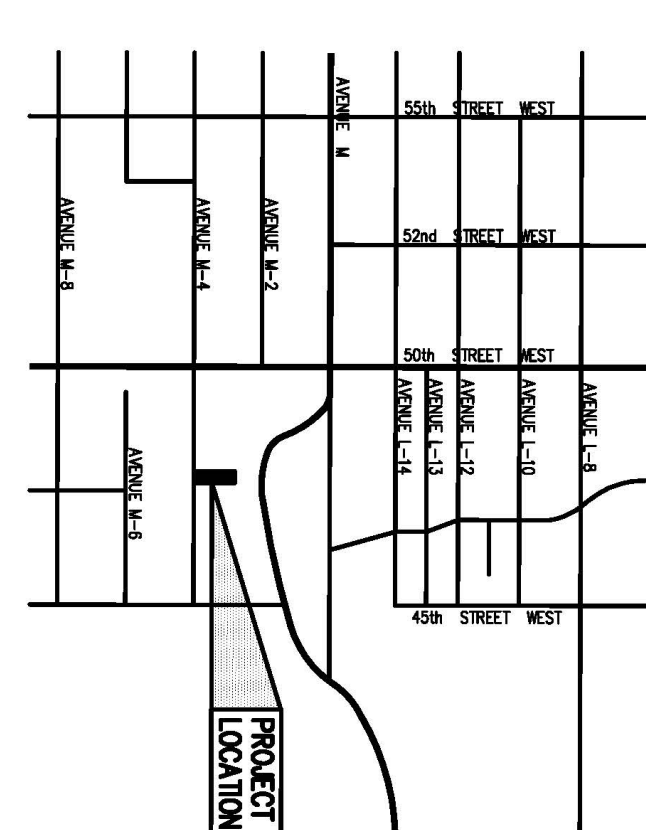
DRAWN: JWS
DATE: 12-30-2023
JOB: ADJAMIAN
SHEET: SP-1
OF 3 SHEETS



500' RADIUS LAND USE MAP



SCALE: 1" = 60'-0"



VICINITY MAP



P.C. # _____ BN # _____ SHEET R-1 OF 3 SHEETS	DRAWN BY JWS DATE 12-30-2023 JOB ADJAMIAN			PROJECT TITLE: CONGREGATE LIVING HEALTH FACILITY 4717 WEST AVE. M-4 LANCASTER, CA 93536	SHEET TITLE: 500' RADIUS LAND USE MAP	OWNER: BORIS ADJAMIAN 6464 GAYNOR AVENUE LAKE BALBOA, CA 91406 PHONE: (818) 448-2912	<p><i>There is no greater foundation to build upon than the foundation of Jesus Christ.</i> John 3:16</p> Svalbe Architects, Inc. John W. Svalbe, AIA Palmole, CA 93551 Tel: (861) 718-3489 Fax: (861) 718-3348 Email: john@svalbearchitects.com Website: www.svalbearchitects.com	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>CLIENT REVISIONS</td> <td>6/23/20</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	CLIENT REVISIONS	6/23/20						
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PROJECT NUMBER **HEARING DATE**
 PRJ2024-000312-(5) April 28, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024000421

PROJECT SUMMARY

OWNER / APPLICANT Elina Farmanova / Boris Adjamian	MAP/EXHIBIT DATE December 11, 2023
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PROJECT OVERVIEW

The applicant requests a CUP to authorize an expanded capacity and maintenance of an existing six-bed adult residential facility to a 12-bed facility. The facility currently operates from an existing one-story, 2,760-square-foot single-family residence (“SFR”). No floor area expansion, development footprint expansion, or interior remodeling is proposed.

LOCATION 4717 West Avenue M-4, Lancaster	ACCESS West Avenue M-4
--	----------------------------------

ASSESSORS PARCEL NUMBER(S) 3101021009	SITE AREA 1.01 Acre
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GENERAL PLAN / LOCAL PLAN Antelope Valley Area Plan	ZONED DISTRICT Quartz Hill	PLANNING AREA Antelope Valley
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LAND USE DESIGNATION H2 (Residential 2 - Two Dwelling Units per Acre)	ZONE R-A (Residential Agricultural)
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PROPOSED UNITS 0	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT N/A
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ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
 Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the General Plan and Antelope 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 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5)

CASE PLANNER: Soyeon Choi	PHONE NUMBER: (213) 893- 7021	E-MAIL ADDRESS: schoi@planning.lacounty.gov
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000321-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000421

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. **RPPL2024000421** on April 28, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Mr. Boris Adjamian ("Permittee"), requests the CUP to authorize the expanded capacity of an existing six-bed adult residential facility (“ARF”) operating from an existing one-story 2,760-square-foot single-family residence (“SFR”) to a 12-bed ARF without any building footprint expansion or modification (“Project”) on a property located at 4741 West Avenue M-4 in the unincorporated community of Lancaster, Assessor’s Parcel Number (“APN”) 3101-021-009 ("Project Site"), in the R-A (Residential Agricultural) zone in the Antelope Valley Planning Area pursuant to Los Angeles County Code ("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. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - Two Dwelling Units per Acre) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
5. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and is currently zoned R-A. Pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1...), a CUP is required for an ARF serving seven (7) or more persons.

6. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2	R-A	SFRs, vacant
EAST	H2	R-A	SFRs, vacant
SOUTH	H2	R-A	SFRs, vacant
WEST	P (Public and Semi-Public Facilities)	R-A	Elementary school

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.01 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with a one-story, 2,760-square-foot residential structure with an attached two-car garage and a storage shed.

B. Site Access

The Project Site is accessible via West Avenue M-4 to the south, which is a 50-foot-wide public street. West Avenue M4 is the primary and only access to the Project Site.

C. Site Plan

The site plan depicts the Project Site with an existing one-story 2,760-square-foot residential structure, with a 1,317 square-foot attached garage and a 481-square-foot covered patio in the rear of the residential structure. Currently, three (3) of the bedrooms are being used to accommodate six (6) residents, and the remaining bedrooms are designated for office, a bedroom for a staff member, and storage. Shared spaces include kitchen and dining area, and shared bathrooms. To accommodate the expanded capacity, six (6) bedrooms will be utilized to accommodate 12 residents, and one remaining room will be used for a staff member.

D. Parking

The Project Site provides an attached garage that can accommodate more than two parking spaces at the rear of the residence.

8. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions 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, because the Project proposes the conversion of an existing six-bed independent ARF to a 12-bed independent senior living facility ARF without expansion of the building size or interior remodeling.

No exceptions to the Categorical Exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near sensitive environmental resources or scenic highways, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommend that the Commission determine that the project is categorically exempt from CEQA.

9. PUBLIC COMMENTS.

No public comments were received by staff at the time of report preparation.

10. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended approval with conditions in a letter dated December 11, 2025.
- B. County Fire Department: Recommended approval with conditions in a letter dated January 16, 2025.
- C. County Department of Public Health: Recommended approval with conditions in a letter dated April 3, 2025.

11. 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, and newspaper Antelope Valley Press, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 10, 2026, a total of 126 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 14 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

12. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. While the H2 land use designation is primarily intended for single-family residences, the zoning code allows for an ARF serving seven or more residents upon the approval of a CUP. The use is considered compatible with the area and similar in character to SFRs. It will not detract from the overall residential area because no expansion of the building or development footprint is required or proposed. Furthermore, the existing covered parking spaces are sufficient to serve the facility's low-intensity needs, and the residential structure maintains a design that is architecturally consistent with other homes in the community.

13. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan:

- *General Plan Housing Element ("HE") 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 proposed Project will provide long-term housing with the establishment of a non-medical senior residential care facility as a form of housing for up to 12 seniors

ages 60 and older. By providing 12 beds for a special-needs population within an established residential neighborhood, the Project broadens the diversity of housing types available to the community. The subject facility will be developed by an individual and licensed by the State.

- *General Plan HE Goal 10:* “Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.”
 - *Policy 10.2:* “Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, gender identity, religion, sexual orientation, marital status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.”
 - *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 Project will establish and operate an ARF that will provide such services as needed in the region. The ARF will provide in-house non-medical assisted living by providing support services to the residents. The ARF is an alternative form of housing for seniors and will include shared facilities such as common indoor space, and on-site indoor and outdoor recreational amenities.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-A zoning classification as an ARF serving seven (7) or more persons is permitted in such zone with a CUP pursuant to County Code Section 22.18.030.C (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
15. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.18.040.C (Development Standards for Residential Zones-Required Yards), which requires a minimum front yard of 20 feet, side yard of five (5) feet, and rear yard of 15 feet. The Project Site has a front yard of 32 feet, side yards of at least 13 feet, and a rear yard of 229 feet.
16. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D (Development Standards for Residential Zones-Maximum Height) which allows a height not to exceed 35 feet. The height of the existing structure is maximum 15 feet and complies with applicable height limits.
17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Parking, Required Parking Spaces). For an ARF, the required number of parking spaces is one (1) per staff member on the largest shift and one (1) per vehicle directly used for the facility. A single staff member will be on-site during each shift, and there is no vehicle directly used for the facility,

which requires two (2) parking spaces for the facility. At least two (2) covered parking spaces are provided within an existing attached garage, with a minimum 26-foot required back-up space.

18. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.80.050 (Rural Outdoor Lighting District). No new outdoor lighting is proposed, and any new outdoor lighting proposed in the future will comply with the applicable requirements.

CONDITIONAL USE PERMIT FINDINGS

19. **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 operation of an ARF for seniors will be compatible with the surrounding area and will not adversely affect public health or safety, or general welfare. Residents at the ARF will reside on the property and will not keep or use their personal vehicles, which will minimize traffic impacts. Furthermore, visiting hours will generally be allowed between 9:00 a.m. and 5:00 p.m. On-site drinking water and wastewater systems exist and permitted and will be sufficient to provide for the demand of the proposed ARF. The existing facility will provide the expanded capacity of up to 12 residents in six (6) bedrooms without development footprint expansion or interior remodeling.
20. **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 subject property is approximately 1.01 acres in size and all existing and proposed development will meet the applicable County Code Title 22 (Planning and Zoning) standards. The existing residential structure has existing setbacks of 32 feet, 13 feet, and 229 feet in front, side, and rear respectively, which exceed the minimum required setbacks for the R-A zone. The building height is 15 feet, which also complies with the maximum allowed height of 35 feet. The nature of the ARF use in a residential area will be well-integrated with the surrounding area as the existing development and architectural style is similar to other nearby residences. The existing attached garage will continue to accommodate and satisfy the parking requirements, with one space for each staff member during each shift and one extra space. There is no vehicle directly used for the facility, and no additional parking space is required or needed. The ARF with a proposed increase in capacity to a maximum of 12 residents within the existing building is a suitable use for this area. The surrounding area is characterized as a closely integrated, low-density residential community, and the proposed expansion of the ARF to a capacity of 12 persons will remain a suitable use that is integrated with the surrounding area and will maintain the appearance of a residential structure.

21. **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.** The Project Site is accessed by a 50-foot-wide public street, West Avenue M-4, which connects to a Major Highway on the County Master Plan of Highways, 50th Street West, located approximately 1,000 feet to the west. The proposed capacity of 12 residents with the existing attached garage will not generate any additional traffic as there will be no personal vehicles for the residents. The hours for visitors are generally limited to between 9:00 a.m. to 5:00 p.m.
22. 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 20 years.

ENVIRONMENTAL FINDINGS

23. The Hearing Officer 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 15305 (Class 5, Minor Alterations in Land Use Limitations). The Project proposes the conversion of an existing six-bed independent senior living facility ARF to a 12-bed independent senior living facility ARF without expansion of the building size or interior remodeling. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near sensitive environmental resources or scenic highways, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

24. **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 North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION 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 COMMISSION:

- 1. 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) and 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000421**, subject to the attached conditions.

ACTION DATE: April 28, 2026

SD:SC

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000321-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000421

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit to authorize the expansion and maintenance of an existing six-bed adult residential facility (“ARF”) operating from an existing single-family residence (“SFR”) to a 12-bed ARF without development footprint expansion or modifications, 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 Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval 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. This grant shall terminate on April 28, 2046.** 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 12-bed ARF 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 \$4,700.00, 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 **10** 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 \$470.00 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." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **a digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **June 29, 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 **a digital 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.

PROJECT SITE-SPECIFIC CONDITIONS

19. **Scope of Approval.** This grant shall authorize the operation and maintenance of an ARF with a maximum capacity of 12 senior residents. No medical assistance or service may be provided at the facility.
20. **State License.** A valid State license must be maintained and be available during on-site inspection.
21. **Age Restrictions.** The residents of the ARF shall be of age 60 and older only.
22. **Personal Vehicles.** Residents of the ARF shall not be permitted to drive personal vehicles.

23. **Attached Conditions.** The Permittee shall comply with all conditions set forth in the attached Public Works, Fire and County Department of Public Health (“Public Health”) letters.

Attachments:

- Exhibit D-1 Public Works Letter dated December 11, 2025
Exhibit D-2 Fire Letter dated January 16, 2025
Exhibit D-3 Public Health Letter dated April 3, 2025



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 11, 2025

IN REPLY PLEASE REFER TO FILE: LD-4

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Soyeon Choi

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2024000421)
4717 WEST AVENUE M-4
ASSESSOR'S MAP BOOK 3101, PAGE 21, PARCEL 9
UNINCORPORATED QUARTZ HILL

As requested, Public Works reviewed the zoning permit application and site plan to convert an existing 6-bed, residential-care facility for the elderly into a 12-bed facility.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

1.1. Prior to the issuance of a grading or building permit, submit Street Improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are

provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Construct a minimum of 10-foot-wide paved driveway approach to meet existing public street pavement on West Avenue M-4.
- 1.1.2. Repair and replace any improvements damaged during construction.

For questions regarding the street conditions, please contact Jessica Garcia-Alvarez of Public Works, Land Development Division, at (626) 458-7869 or jalvarez@pw.lacounty.gov.

2. Water

- 2.1. Prior to the issuance of a Certificate of Occupancy, comply with all the requirements stipulated by the Will Serve letter issued by the local water purveyor.

For questions regarding the water condition, please contact Ms. Garcia-Alvarez of Public Works, Land Development Division, at (626) 458-7869 or jalvarez@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2024000421	PROJECT NUMBER:	PRJ2024-000312 Adult Residential Facility @ W Ave M4
CITY/COMMUNITY:	Quartz Hill	STATUS:	Cleared
PROJECT ADDRESS:	4717 W Avenue M4 Lancaster, CA 93536	DATE:	01/16/2025

CONDITIONS

1. The Land Development Unit does not have requirements for the Conditional Use Permit. The Fire Department requirements will be addressed during the building plan process. The building plan check plans will need to be submitted to the Lancaster Fire Prevention Office through EPIC-LA

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

April 03, 2025

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Plann

Attention: Soyeon Choi

FROM: Lusi Mkhitarian, REHS, MPH
Environmental Health Services Manager
Department of Public Health

Lusi Mkhitarian

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2024000421
4717 W. AVENUE M4 LANCASTER CA 93536**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests the conversion of an existing six-bed residential care facility into a 12-bed facility.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

1. Drinking Water Program: Potable Water

1.1 The applicant provided a current water bill from Palm Ranch Irrigation District (PRID) Company dated 2/25/2025. The water bill shows the property owner's name (Eina Farmanova), the account number, and the current total amount due with the address 4717 W. Avenue M-4, Quartz Hill, CA 93536.

For questions regarding drinking water, please contact Bharat Dungrani at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill's direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding the onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390 and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Construction Noise Ordinance:

Exterior Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

B. Stationery Equipment. The maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

3.3 Community Noise Ordinance:

Residential air conditioning or refrigeration equipment (12.08.530)

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4: dBA levels not to be exceeded on the neighboring property.

3.4 Recommendation and Requirements

3.4.1 Based on the proposed plan and findings, activities from the commercial property should comply with requirements contained in Title 12, Section 12.08.390, 12.08.440 and 12.08.530, Noise Control Ordinance for the County of Los Angeles. The following activities should be monitored closely to avoid noise impact to neighbors.

1. Loud music
2. Stationary or non-stationary equipment
3. Vehicle idling for a prolonged period.
4. Vehicle alarm

3.4.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturer's recommended noise-muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.4.3 Residential air conditioning

Ensure that HVAC units are placed at a location that does not exceed 50 dBA at the neighboring residential property line.

3.4.4 Air Quality Recommendation

During grading or excavation activities, the application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause *Coccidioidomycosis* (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Samuel Dea
April 03, 2025
Page 5 of 5

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison, at (626) 430-520, or varanda@ph.lacounty.gov.

LM:va
DPH_CLEARED_4717 W. AVENUE M4 LANCASTER CA 93536_RPPL2024000421_04.03.2025.



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.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>ELDERLY CARE FACILITIES ARE ALLOWED IN THIS GENERAL PLAN AND ZONING</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>NO NEGATIVE AFFECTS AS ELDERLY RESIDENTS WILL RESIDE INSIDE AND RARELY BE OUTSIDE</p>
<p>B.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 in order to integrate said use with the uses in the surrounding area.</p>
<p>SITE IS OVER AN ACRE IN SIZE WITH AMPLE ROOM FOR YARDS, FENCES, LANDSCAPING AND PARKING</p>

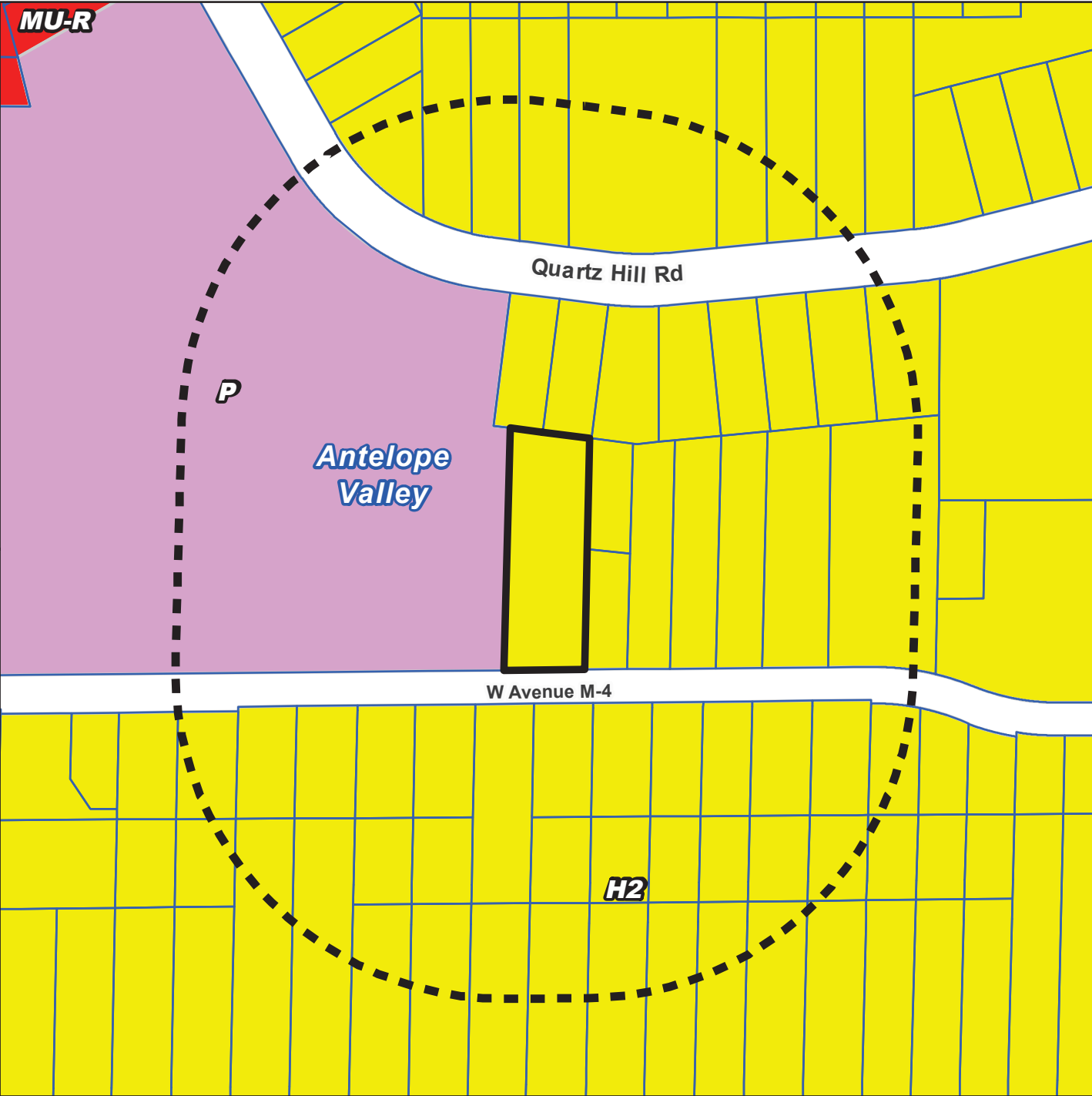
- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

SERVED BY AVENUE M-4 WHICH IS AMPLE IN WIDTH
VERY LITTLE TRAFFIC WILL BE GENERATED BY THIS PROJECT, ONLY EMPLOYEES AND VISITING FAMILY MEMBERS

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 16, 2026
PROJECT NUMBER: PRJ2024-000321-(5)
PERMIT NUMBER(S): CUP RPPL2024000421
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 4741 West Avenue M-4, Lancaster
OWNER: Ms. Elina Farmanova
APPLICANT: Mr. Boris Adjajian
CASE PLANNER: Soyeon Choi, Senior Regional Planner
schoi@planning.lacounty.gov

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 Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations Categorical Exemptions under State CEQA Guidelines Sections 15301 and 15305, because the project as proposed involves the expanded capacity of an existing Adult Residential Facility from a 6-bed to 12-bed facility without expansion of the building size or interior remodeling. No exceptions to the Categorical Exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near sensitive environmental resources or scenic highways, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.






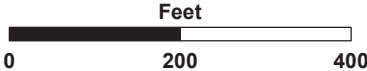
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000321

CUP RPPL2024000421

-  H2 - Residential 2 (0-2 du / net ac)
-  MU-R - Mixed Use - Rural
-  P - Public and Semi-Public



LA COUNTY
PLANNING

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

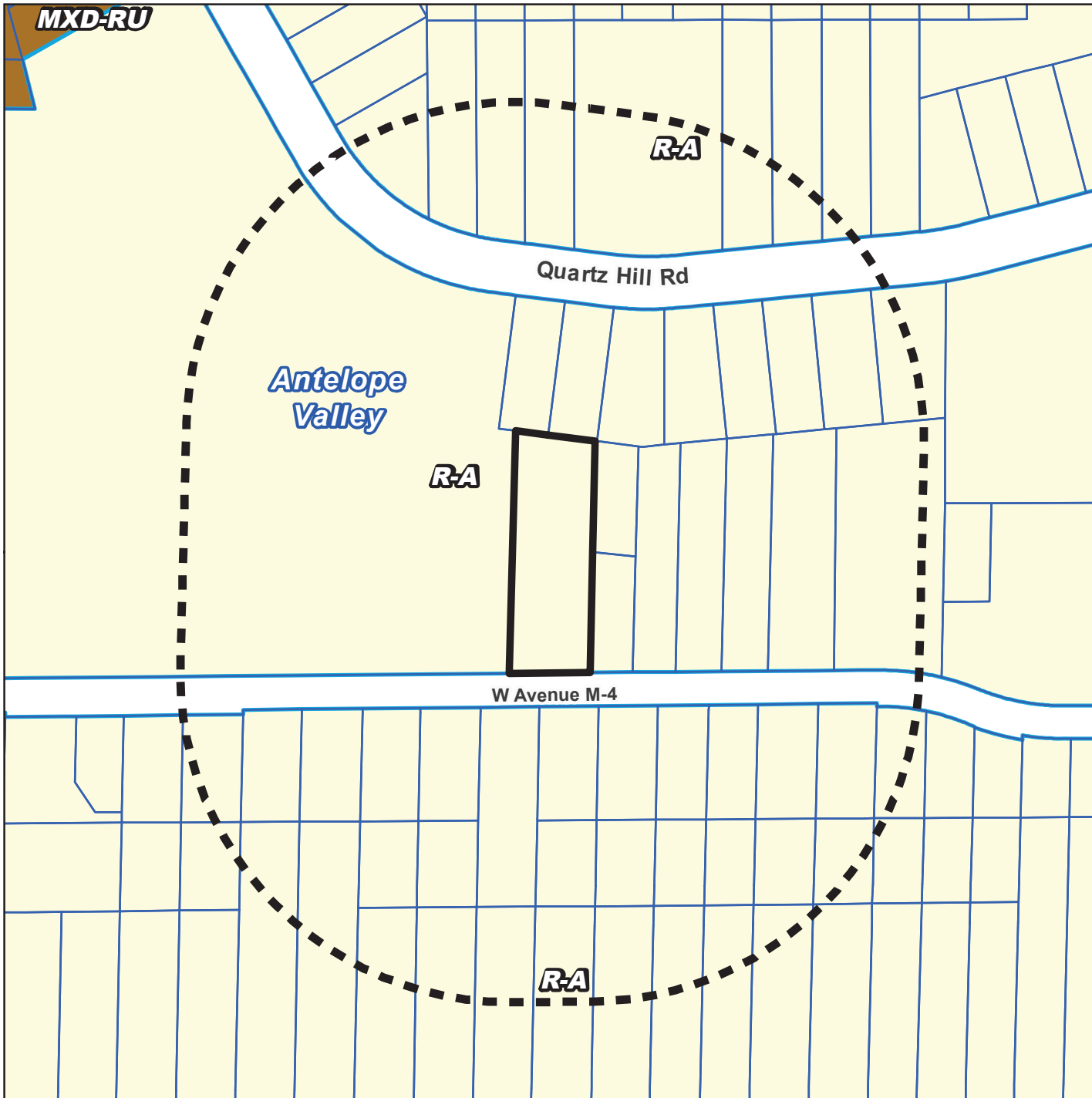
MXD-RU



ZONING

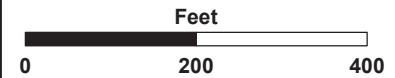
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000321

CUP RPPL2024000421



-  R-A - Residential Agricultural
-  MXD-RU - Rural Mixed Use Development



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PLANNING

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



AERIAL IMAGERY

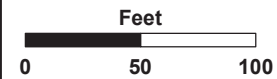
SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000321

CUP RPPL2024000421

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

W Avenue M-4



LA COUNTY
PLANNING

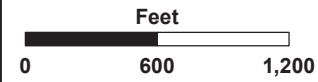
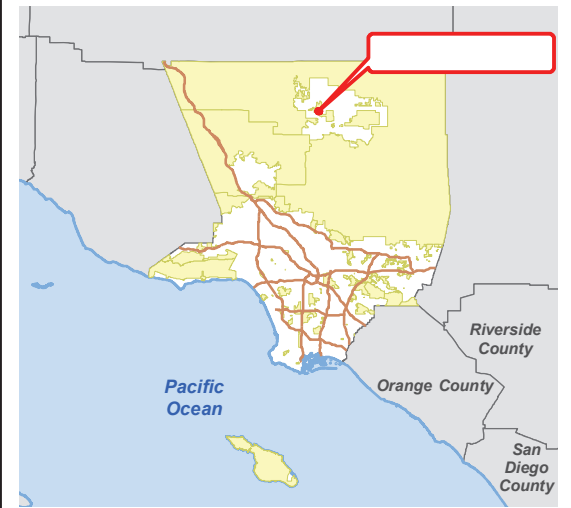
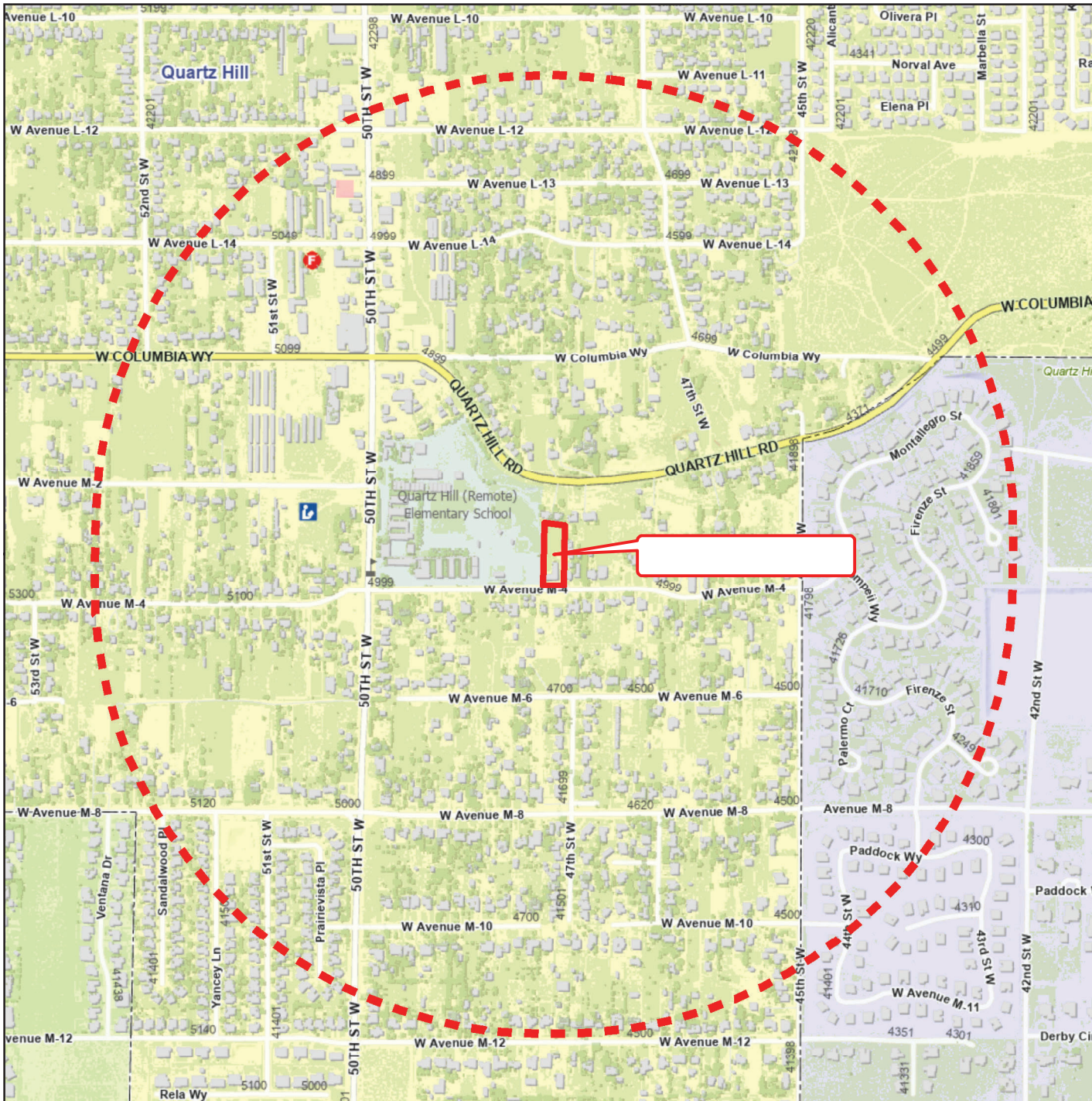
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

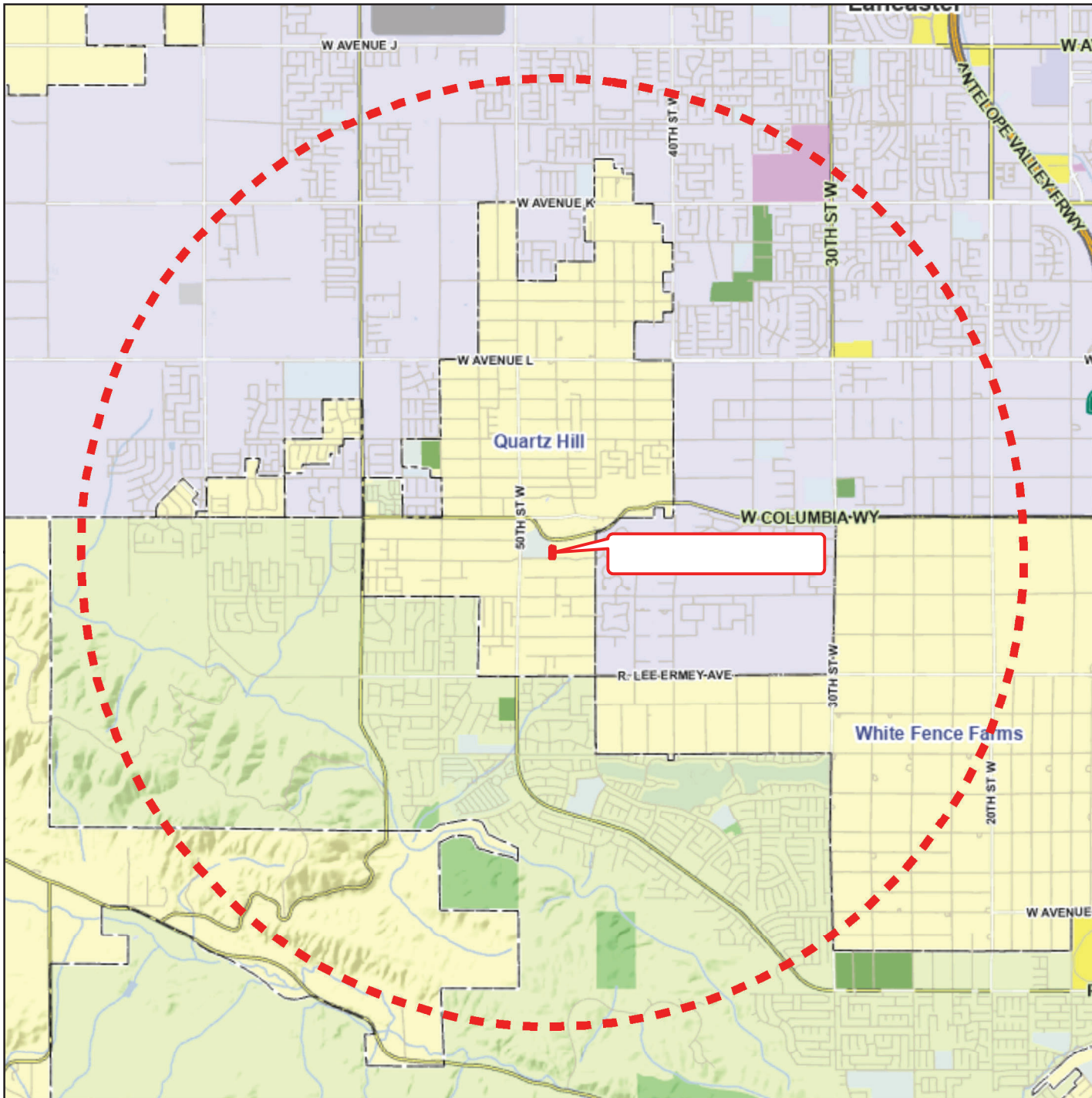
PROJECT NO. PRJ2024-000321

CUP RPPL2024000421



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LOS ANGELES COUNTY
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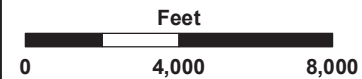
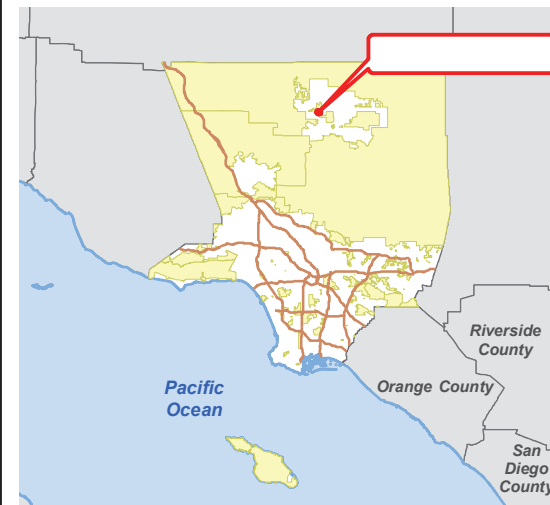


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000321

CUP RPPL2024000421



LA COUNTY
PLANNING

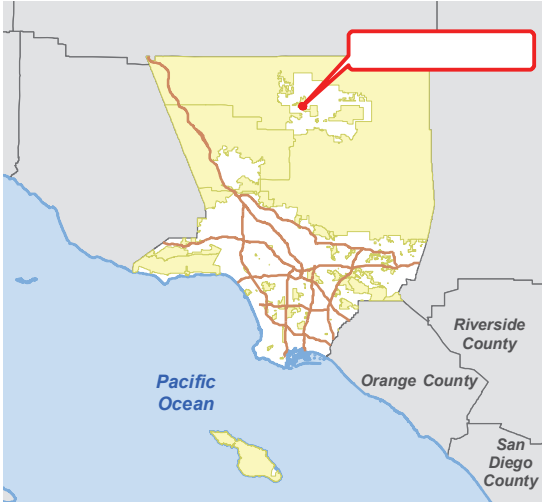
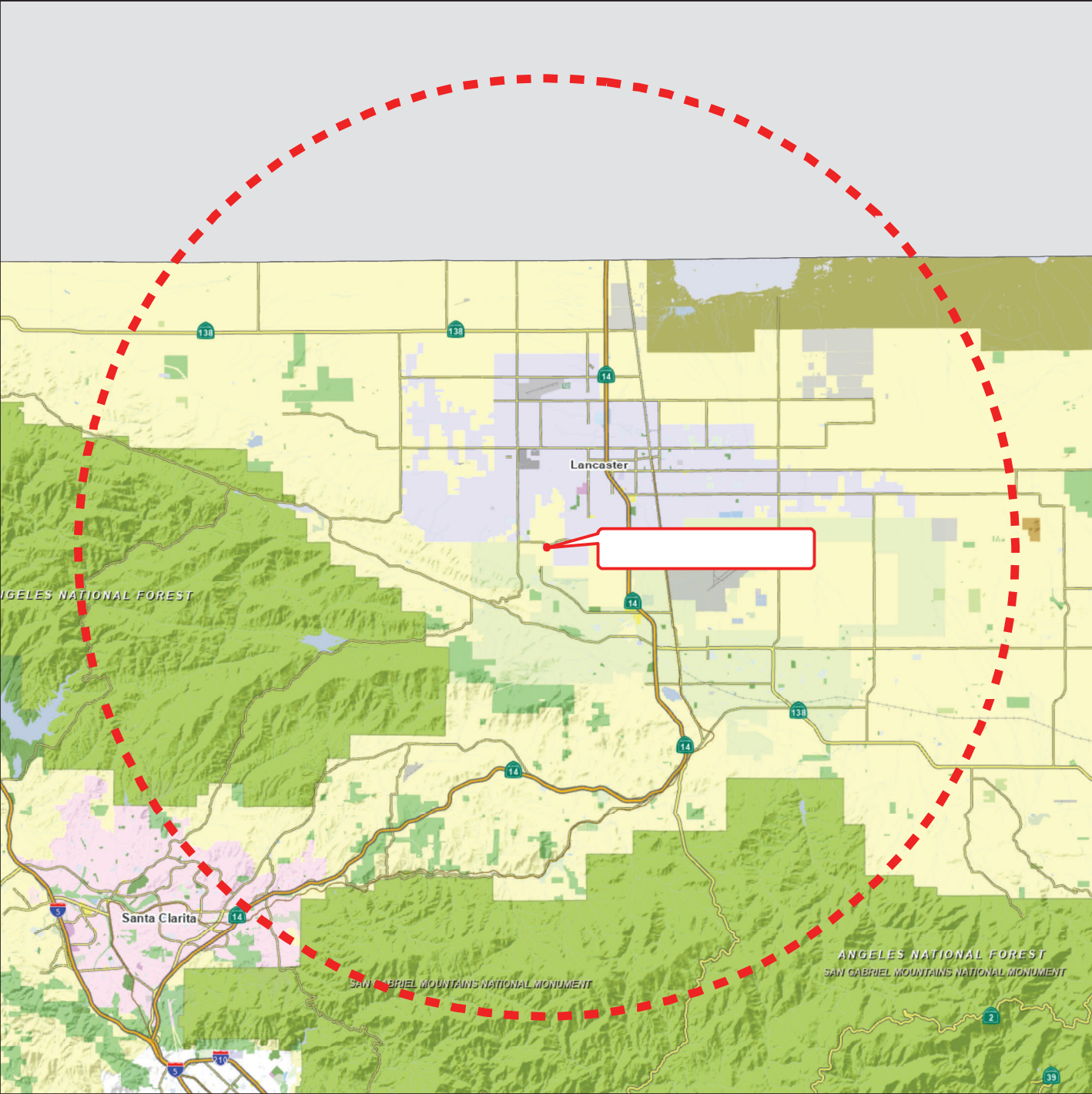
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000321

CUP RPPL2024000421



LA COUNTY
PLANNING

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



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 11, 2025

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Soyeon Choi

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2024000421)
4717 WEST AVENUE M-4
ASSESSOR'S MAP BOOK 3101, PAGE 21, PARCEL 9
UNINCORPORATED QUARTZ HILL

As requested, Public Works reviewed the zoning permit application and site plan to convert an existing 6-bed, residential-care facility for the elderly into a 12-bed facility.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to the issuance of a grading or building permit, submit Street Improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are

provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Construct a minimum of 10-foot-wide paved driveway approach to meet existing public street pavement on West Avenue M-4.
- 1.1.2. Repair and replace any improvements damaged during construction.

For questions regarding the street conditions, please contact Jessica Garcia-Alvarez of Public Works, Land Development Division, at (626) 458-7869 or jalvarez@pw.lacounty.gov.

2. Water

- 2.1. Prior to the issuance of a Certificate of Occupancy, comply with all the requirements stipulated by the Will Serve letter issued by the local water purveyor.

For questions regarding the water condition, please contact Ms. Garcia-Alvarez of Public Works, Land Development Division, at (626) 458-7869 or jalvarez@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024000421 PROJECT NUMBER: PRJ2024-000312 Adult
Residential Facility @
W Ave M4
CITY/COMMUNITY: Quartz Hill STATUS: Cleared
PROJECT ADDRESS: 4717 W Avenue M4 DATE: 01/16/2025
Lancaster, CA 93536

CONDITIONS

1. The Land Development Unit does not have requirements for the Conditional Use Permit. The Fire Department requirements will be addressed during the building plan process. The building plan check plans will need to be submitted to the Lancaster Fire Prevention Office through EPIC-LA

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or
Wally.Collins@fire.lacounty.gov.

Reviewed by:



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 03, 2025

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Plann

Attention: Soyeon Choi

FROM: Lusi Mkhitarian, REHS, MPH
Environmental Health Services Manager
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2024000421
4717 W. AVENUE M4 LANCASTER CA 93536**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests the conversion of an existing six-bed residential care facility into a 12-bed facility.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a current water bill from Palm Ranch Irrigation District (PRID) Company dated 2/25/2025. The water bill shows the property owner's name (Eina Farmanova), the account number, and the current total amount due with the address 4717 W. Avenue M-4, Quartz Hill, CA 93536.

For questions regarding drinking water, please contact Bharat Dungrani at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill's direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding the onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390 and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

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Samuel Dea
April 03, 2025
Page 5 of 5

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LM:va
DPH_CLEARED_4717 W. AVENUE M4 LANCASTER CA 93536_RPPL2024000421_04.03.2025.