



PROJECT NUMBER PRJ2024-000312-(5)
HEARING DATE 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

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

GENERAL PLAN / LOCAL PLAN
 Antelope Valley Area Plan

ZONED DISTRICT
 Quartz Hill

PLANNING AREA
 Antelope Valley

LAND USE DESIGNATION
 H2 (Residential 2 - Two Dwelling Units per Acre)

ZONE
 R-A (Residential Agricultural)

PROPOSED UNITS **MAX DENSITY/UNITS**
 0 N/A

COMMUNITY STANDARDS DISTRICT
 N/A

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

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