

1. Proposed Elder Care Facility Description

At Oasis Homes, our mission is to cater to the individual needs and interests of each resident while offering personalized care where necessary. We are committed to fostering independence, fulfillment, and overall well-being, working closely with each resident to achieve these goals. Our approach involves facilitating meaningful connections among residents, simplifying their daily lives, and more.

To realize this vision, this facility is designed to be exceptionally senior-friendly. Features such as roll-in showers, non-slip bathroom flooring, prominent grab bars, bidet toilets, cushioned walking areas, and secure fencing ensure comfort, safety, and ease of mobility for our residents.

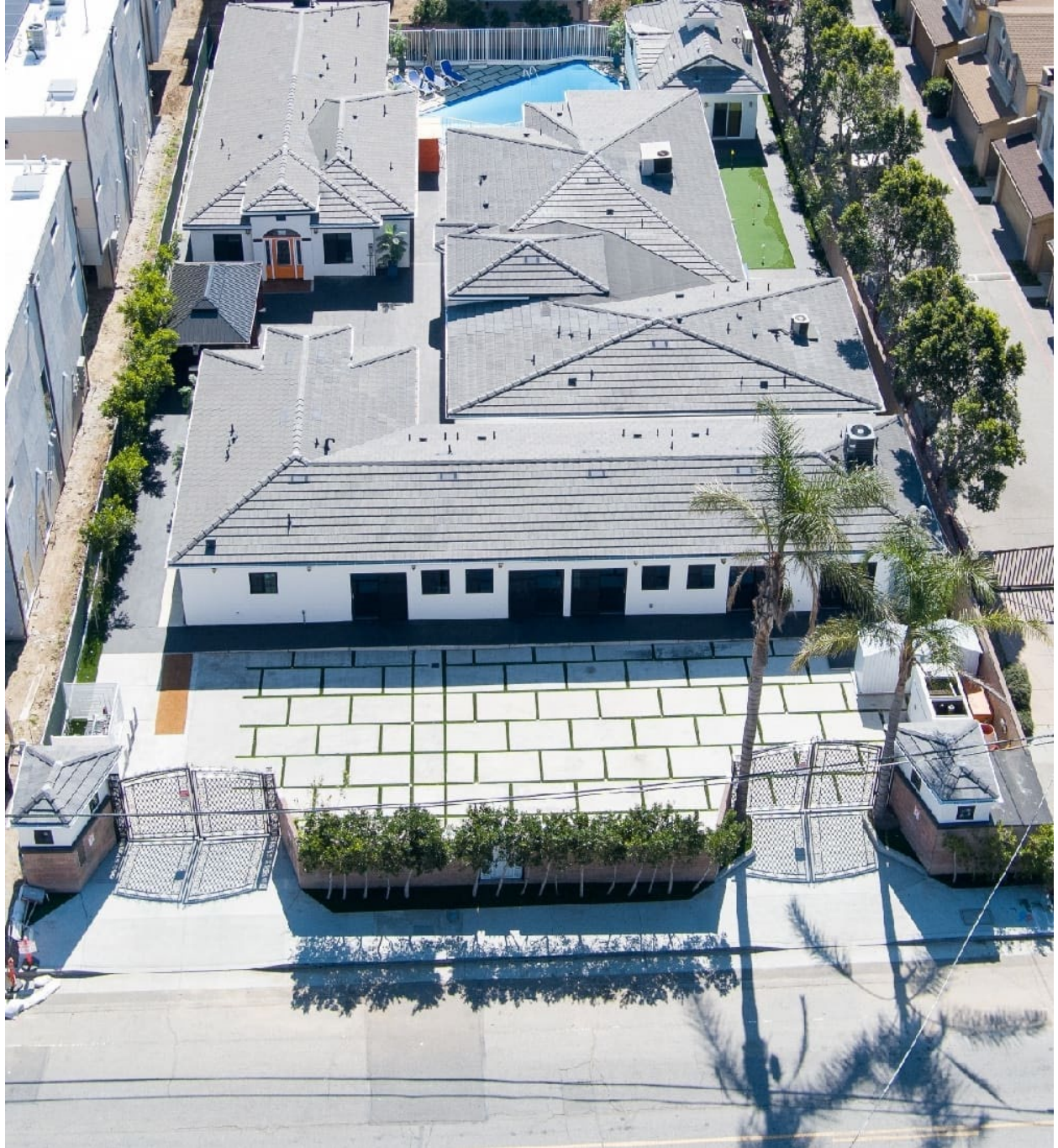
This facility offers abundant outdoor amenities, including a central courtyard, warm pool, spa, sauna, and golf putting area, encouraging residents to stay active and enjoy the outdoors. Inside, residents enjoy chef-prepared meals, access to internal social media for connecting with family, and the peace of mind provided by a full backup generator.

The current site consists of four houses located at 15112, 15114, 15116, and 15116 1/2 Roxford St, as well as a cabin house. Currently, these properties are licensed by the state to accommodate six residents in each dwelling, allowing for a total occupancy of 24 residents across the facility. The facility comprises 23 bedrooms and 22 bathrooms. Our proposal aims to increase the resident capacity to 46, with an allocation of 2 persons per bedroom. The proposed Eldercare Facility provides for a total of 8 bedrooms (16 residents) for Alzheimer's/Dementia Memory Care, and 15 bedrooms (30 residents) for Assisted Living with associated service-enriched amenities and common areas.

This application does not involve any additional construction, changes in height, setbacks, or reductions in open space, which are typically associated with such requests. The sole adjustment being sought in this application is to reduce the parking requirement from 5 to 4 and to permit parking within the area under the building line. It's important to note that parking is already being utilized in the front yard area without impeding traffic flow or causing discomfort to neighbors. Therefore, this application does not request any substantial alterations.

This adjustment not only optimizes the existing infrastructure but also meets the evolving needs of our community. Recent reports have highlighted the financial challenges faced by assisted living facilities operating under a six-bed capacity. By expanding our capacity, we can better address the urgent housing needs of our city, particularly among its elderly population. The facility pictures are shown below.





2. AMENITIES

A Home-Like Setting



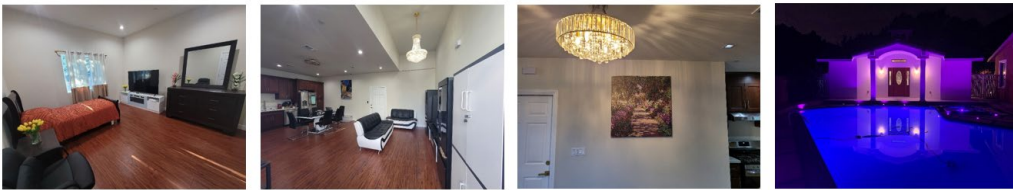
Four houses with modern clean look and finish

Each house has its own kitchen

In addition, a restaurant-grade kitchen with chef to serve all houses

Full-landscaped property for a warm home-like environment

Modern and Clean Design



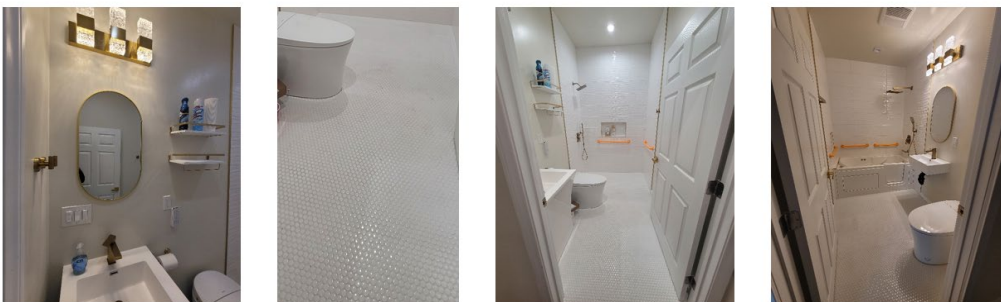
Laminate flooring everywhere for easy cleaning

Almost every room has its own exit and private bathrooms

Modern fixtures, TV with more than 100 channels, Netflix, Prime Video, [WiFi](#)

Fully lighted indoor and outdoor space

Senior-Friendly Bathrooms



Roll-in shower with no thresholds for a barrier-free entry

Bathroom floors have pebble-textured floor for reducing slippage

All bathroom have clearly visible grab bars

All toilets are bidet toilets with warm seat, warm water and dryer

Secured and Safe



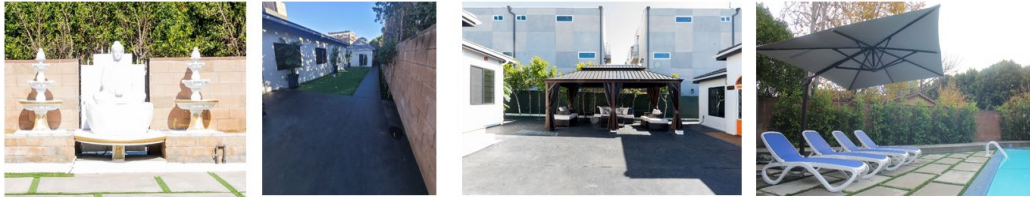
Full fenced and secured facility. No danger for residents in walking throughout the property

Huge parking lot with separate entrance and exit for plenty of family and guest parking

All utilities are covered for residents' safety

Cushioned outdoor flooring all around the facility for ease of walking and to help absorb falls

Outdoor Activities



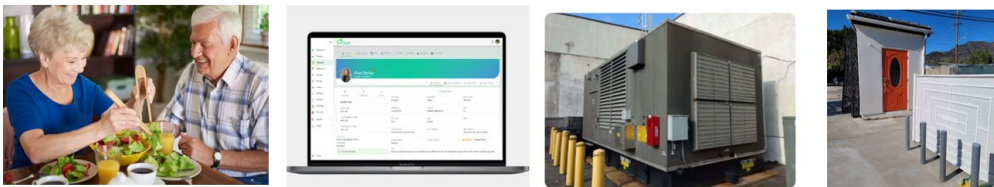
Beautifully laid out outdoor space with statues and fountains

Garden courtyard where residents can enjoy nature either covered or uncovered

Golf putting for low-impact physical activity

Plenty of space around houses and in courtyard for walking

Best-in Class Care



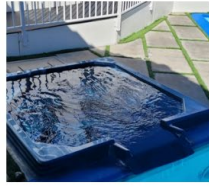
Chef-prepared food and clean facility (no multi-tasking caregivers)

Internal social media platform and interactive care management software

Full back-up generator for all functions of the buildings and equipment

Fenced utilities for safety and separate locked storage

Top-Level Amenities



Putting green for
golf enthusiasts

Fully-fenced
heated pool and
spa for water-
based therapy

Pool-side deck
with seating area
to watch pool and
fountain

Pool-side infrared
sauna

3. LAMC Section 14.3.1- ELDERCARE FACILITY UNIFIED PERMIT

- a. The strict application of the land use regulations on the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The application of the land use regulations on the subject property, particularly regarding parking requirements, would indeed result in practical difficulties inconsistent with the general purpose and intent of the zoning regulations. Adhering strictly to the parking regulations would impose unnecessary hardships on the facility and its residents, as the existing infrastructure already accommodates parking without adverse effects on the neighborhood or traffic flow. Granting an adjustment to the parking requirements would align with the spirit of the regulations while allowing the facility to continue serving its residents effectively.

- b. That the project's location, size, height, operations and other significant features shall be compatible with and shall not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

This facility has been meticulously designed to ensure harmonious integration with adjacent properties and the surrounding neighborhood, prioritizing public health, welfare, and safety. Notably, the facility's single-story structure, standing at a height of 16 ft 2 inch, is much lower than neighboring buildings on all sides. For instance, neighboring structures on two sides are three stories tall, while those on another side reach two stories. The picture below the relative size of the facility in comparison with the neighboring structures. The floor area ratio of the existing building is also much smaller compared to the neighborhood. This facility has provided all setbacks needed per the Los Angeles Municipal Code.

Consideration of the facility's location, size, height, and operations has been paramount, with proactive measures implemented to address any potential impacts effectively. Through careful planning and mitigation strategies, the project seeks to enrich the neighborhood by offering vital services to the elderly population while upholding the existing architectural character and visual cohesion of the area.



- c. The project shall provide services to the elderly such as housing, medical services, social services, or long-term care to meet citywide demand;

The project is dedicated to meeting the needs of the elderly population in Los Angeles by offering housing, social services, and long-term care to address the citywide demand. By expanding the facility's capacity, we aim to cater to the increasing need for senior housing and care services within our community. Our mission is to cultivate a supportive and nurturing environment where elderly residents can thrive and receive the assistance necessary to maintain their quality of life.

The proposed Eldercare Facility, along with its adjoining uses, is designed to offer state-of-the-art services to the elderly, including housing, social services, and long-term care, to meet the citywide demand. It will adhere to or surpass the regulations set by the California Department of Social Services for assisted living and dementia care programs, ensuring adequate staff-to-resident ratios and 24-hour care availability.

There is a rapid growth in the number of people living with Alzheimer's disease in Los Angeles County, and only around one in four people with the disease get diagnosed. Los Angeles County has the highest population of Alzheimer's/Dementia disorders in the State of California. It is estimated that there were approximately 177,000 people in Los Angeles County living with Alzheimer's disease or a related form of dementia (See Table 1 Below). In the U.S., an estimated 5.5 million people of all ages have Alzheimer's disease. Of these, around 5.3 million are 65 and older and 200,000 are younger and have early-onset Alzheimer's disease. About two-thirds of Americans with Alzheimer's

disease are women. This equals to 3.3 million women, age 65 and older having Alzheimer’s disease in the U.S. and two million men.

Table 1: Number and Percent Change in People 55+ with Alzheimer’s Disease in California Counties with a Population of 700,000 or More; 2008, 2015, 2030

	2008	2015	2030	% increase 2008-2015	% increase 2015-2030	% increase 2008-2030
Los Angeles	155,575	177,000	289,280	14	63	86
San Diego	49,530	54,490	92,804	10	70	87
Orange	46,263	54,109	92,150	17	70	99
Riverside	31,992	37,025	60,116	16	62	88
Santa Clara	27,658	32,988	58,569	19	78	112
Alameda	23,748	26,847	47,438	13	77	100
San Bernardino	23,680	29,922	56,591	26	89	139
Sacramento	22,006	25,692	44,181	17	72	101
Contra Costa	17,511	20,435	36,895	17	81	111
San Francisco	17,438	19,206	26,868	10	40	54
San Mateo	13,684	14,610	23,298	7	59	70
Ventura	12,541	14,819	26,301	18	77	110
Fresno	12,249	14,216	24,808	16	75	103
San Joaquin	9,796	11,840	20,514	21	73	109
Kern	9,197	11,418	20,614	24	81	124

Source: Based on California Department of Finance data for 2008.

Reports from the National Institute on Aging indicate that the prevalence of Alzheimer’s disease doubles every five years beyond the age of 65. As the population ages, the disease impacts a greater percentage of people. At present, someone in the U.S. develops Alzheimer’s disease every 66 seconds. It is thought that by the middle of the century, someone in the U.S. will develop the disease every 33 seconds and the total number of people with Alzheimer’s disease in the U.S. could rise to as high as 16 million people by 2050.

With respect to meeting the current and increasing citywide demand, the proposed Eldercare Facility provides for a total of 8 bedrooms for Alzheimer’s/Dementia Memory Care, and 15 bedrooms for Assisted Living, for a total of 23 bedrooms, with associated service-enriched amenities and common areas.

In conclusion, the project is designed to fulfill the demand for services such as housing, medical care, social services, and long-term care for the elderly population in Los Angeles, contributing to the well-being and quality of life of residents citywide.

- d. That the project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

The proposed project features a 14' wide driveway apron as the main vehicular entrance, accessed from Roxford St (Modified Avenue I). Additionally, a separate exit driveway, also 14' wide, is provided to ensure smooth traffic flow. In total, the project proposes 4 on-site parking spaces.

Regarding traffic and parking, the anticipated traffic generation is expected to be minimal due to the passive nature of the Eldercare Facility. Consequently, there will be no significant impact on traffic or on-street parking in the surrounding residential neighborhood. Unlike typical commercial or retail establishments, this type of facility does not generate high traffic volumes or trip counts.

Furthermore, considering the compromised physical and mental state of some residents, only a portion of them will be capable of driving automobiles. As such, the traffic activity associated with the facility will be relatively low intensity. Moreover, the design of the project's driveways and internal circulation is tailored to minimize vehicular conflicts and congestion in the vicinity of the site.

In summary, permitting the operation of the Eldercare Facility is not expected to adversely impact street access or circulation in the surrounding neighborhood.

- e. That the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The design and layout of our project have been meticulously crafted to blend seamlessly with the surrounding properties and neighborhood, maintaining a residential ambiance while providing essential services to our residents. We have carefully incorporated open spaces and thoughtfully curated landscaping to elevate the aesthetic appeal of the facility, contributing positively to the overall neighborhood environment.

At Oasis Homes, our fundamental mission revolves around catering to the distinct needs and preferences of each resident, ensuring tailored care as required. We are committed to fostering independence, fulfillment, and overall well-being, actively engaging with residents to realize these objectives. Our approach emphasizes the cultivation of meaningful connections among residents, simplification of daily activities, and more.

Our outdoor amenities offer a plethora of options for residents, including a warm pool, spa, sauna, and golf putting area, all designed to promote an active lifestyle and encourage outdoor leisure activities. Indoors, residents relish in chef-prepared meals, have access to internal social media platforms for staying connected with family, and benefit from the assurance of a full backup generator, providing uninterrupted peace of mind.

- f. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and with any applicable specific plan.

The project is in substantial conformance with the purposes, intent, and provisions of the General Plan, applicable community plan, and any specific plans governing the area. The proposed capacity expansion aligns with the overarching goals of promoting sustainable community, enhancing quality of life, and meeting the diverse needs of the community, as outlined in these planning documents. By providing essential services to the elderly population, the project supports the long-term vision for the area while respecting the existing land use regulations and zoning requirements.

4. CP- 7768 - Conditional Use - Reduced Parking (Section 12.24 W 38 - Housing for Senior Citizens and/or Handicapped Persons)

ADDITIONAL INFORMATION/FINDINGS: Please answer the following questions either on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed by the Initial decision maker. Please try to explain as best as possible how your request conforms to the following requirements:

- a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

Our project directly contributes to enhancing the built environment in the surrounding neighborhood and provides a vital service to the community. By increasing the capacity of the assisted living facility, we are meeting the growing demand for housing among the elderly population, thereby fulfilling a crucial need within the community. Additionally, by optimizing the existing infrastructure without requiring significant construction, our project minimizes disruption to the neighborhood while maximizing the utility of the available space.

- b. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project's location, size, height, and operations have been carefully considered to ensure compatibility with adjacent properties and the surrounding neighborhood. The proposed increase in resident capacity does not alter the physical footprint of the facility or its height, thereby maintaining its visual harmony with neighboring properties. Moreover, the adjustment sought regarding parking does not impede traffic flow or pose safety concerns, as evidenced by the current use of the front yard area for parking without adverse effects on the community. Thus, the project poses no adverse impact on public health, welfare, or safety.

- c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Our project substantially aligns with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plans in place for the area. The proposal to expand the assisted living facility addresses the evolving needs of the community, as indicated by recent reports highlighting the demand for increased capacity

in such facilities. This aligns with the overarching goal of the General Plan to promote the well-being and quality of life for all residents. Furthermore, by optimizing existing infrastructure rather than undertaking new construction, the project supports sustainability objectives outlined in the General Plan.

In summary, our project meets the specified requirements by enhancing the built environment, providing a crucial service to the community, ensuring compatibility with neighboring properties, and conforming to relevant planning documents. It represents a thoughtful and responsible approach to addressing housing needs within the community while maintaining the integrity and character of the surrounding neighborhood.

PLOT PLANS:

- a. What are the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?

There are six on-site parking available for the residents and visitors. These parking spaces are in the building line and in the front yard.

- b. Please be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.

Plot plan clearly denotes the above items as required.

- c. Are there to be any buildings/structures demolished/remodeled?

No building/structure to be demolished.

THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR HOUSING DEVELOPMENTS OCCUPIED BY PERSONS 62 YEARS OF AGE OR OLDER AND/OR HANDICAPPED PERSONS WITH REDUCED PARKING.

- a. What type of development is it (e.g., H.U.D., church-sponsored-low-income, etc.)?

This is not a new development. The existing property has five structures. It includes a duplex located at 15116 Roxford St and 15116 ½ Roxford St, along with two Accessory Dwelling Units (ADUs) at 15112 Roxford St and 15114 Roxford St, as well as one cabin house. This assisted living facility is open to individuals across all income levels. Additionally, the facility has applied for the Assisted Living Waiver Program (ALW).

This program aims to facilitate a safe and timely transition for Medi-Cal-eligible seniors and persons with disabilities from nursing facilities to a community home-like setting in a Residential Care Facility for the Elderly (RCFE). Furthermore, it offers eligible seniors and persons with disabilities, who reside in the community and are at risk of institutionalization, the option to utilize ALW services. This program is designed to develop a comprehensive care program that safely meets the needs of individuals while enabling them to continue residing in an RCFE.

- b. Will there be medical, nursing care or any special care taking place on the premises (be specific)? Will special transportation be provided? (e.g., buses, vans, etc.)?

The assisted living facility is categorized as a non-medical facility and will not provide medical or nursing care on-site. However, arrangements will be made for doctors and nurses to visit the facility as coordinated by external groups and organizations to meet residents' medical needs. In terms of transportation, the facility will offer 24-hour transportation services to assist residents with transportation to medical appointments or for personal needs. Additionally, the facility benefits from its proximity to a bus stop, located less than 500 feet away, providing residents with convenient access to public transportation options.

- c. Will there be any commercial activities on the site, e.g., beauty salon, barber shop, drugstore, convenience market?

There will be no commercial activities on the site.

- d. Will the apartments have kitchens, central dining area, or both?

Each unit is equipped with kitchen and dining area.

- e. What are the required number of parking spaces for your proposed development?

Per Ordinance 178063, one parking space is required for each dwelling unit. Since there are five units in total, there will be five parking spaces are required.

Housing Type	Required Parking For Each Housing Type (whether or not included within an Eldercare Facility)
Senior Independent Housing	1 automobile parking space for each dwelling unit
Assisted Living Care Housing	1 automobile parking space for each dwelling unit or 1 automobile parking space for each guest room
Skilled Nursing Care Housing	0.2 automobile parking space for each guest bed
Alzheimer's/Dementia Care Housing	0.2 automobile parking space for each guest bed

f. How many parking spaces are proposed?

Four parking spaces are provided in the front yard. This front yard is in the building line of 38 ft.

g. Is there a required alternate parking plan in the event of a change in occupancy? If so, be sure to include two copies of such plan with your application.

There is no alternate parking plan

5. COMMUNITY CARE FACILITIES – Special Instructions

- a. Type of facility: What are the special needs of the particular type of client groups to be served (e.g., persons with mental disorders, developmental disabilities, wards of the Juvenile Court, persons recovering from alcoholism or drug abuse)?

This is a residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. Full time medical services shall not be provided on the premises. Some portions of the residential housing will provide 24-hour care for people suffering from Alzheimer's disease or other disorders resulting in dementia.

- b. How does the State propose to license the facility? (Include copy of the license if already issued.)

The facility holds four Residential Care Facility for the Elderly (RCFE) licenses issued by the state: 197610531, 197610539, 197610023, and 197610549. These licenses are included with this application.

- c. Number of clients to be residing on the premises. Will there be both men and women?

The facility will accommodate 46 clients, including both men and women.

- d. What is the anticipated age range? Are there to be families? What is the average term period of the program?

The age range of residents will be 62 years and older, with provision for spouses to reside together if both meet eligibility criteria for residential care. There is no set limit on the program duration.

- e. Total number of staff and facility operators to be residing on the premises.

No staff or facility operators will reside on the premises.

- f. Are there to be nurses and/or doctors residing at/visiting the premises? If so, how many, how often?

It is anticipated that one doctor and one nurse will visit the facility daily.

- g. Will the living units have kitchens, a central dining area, or both (specify number of dwelling units and/or number of guest rooms)?

Each of the four units has its own kitchen. The facility consists of four dwelling units (15112, 15114, 15116, and 15116 ½ Roxford St), each with its own dining area.

- h. Will the clients be allowed to drive an automobile? Are buses/vans to be used for transportation and if so, where will they be stored or parked?

Clients may drive automobiles with approval from the Department of Motor Vehicles and their physician. The facility will provide a van for 24-hour transportation services, which will be parked on-site.

- i. Size and location of all proposed signs. Are there to be any outdoor recreational facilities?

There will be no signage. This facility has heated swimming pool, heated spa, and sauna. These amenities will be locked and residents can use them only under a strict supervision.

The facility has a rubberized outdoor area and courtyard area, pergola, putting green, full back-up generator, roll-in private bathrooms, central kitchen, private parking area for family, separate entry and exit gates, and plenty of walking area. Separate break room for the caregiver, chef to cook healthy and personalized meals, each room with TV and WiFi, internal social media, web-based software for managing care, and dedicated staffs to take care of any personal needs of the resident to make the community thrive.

- j. Is there to be a multi-purpose room or a main place of assembly and if so how many square feet of area and how many people could be accommodated? To what uses would such areas be devoted?

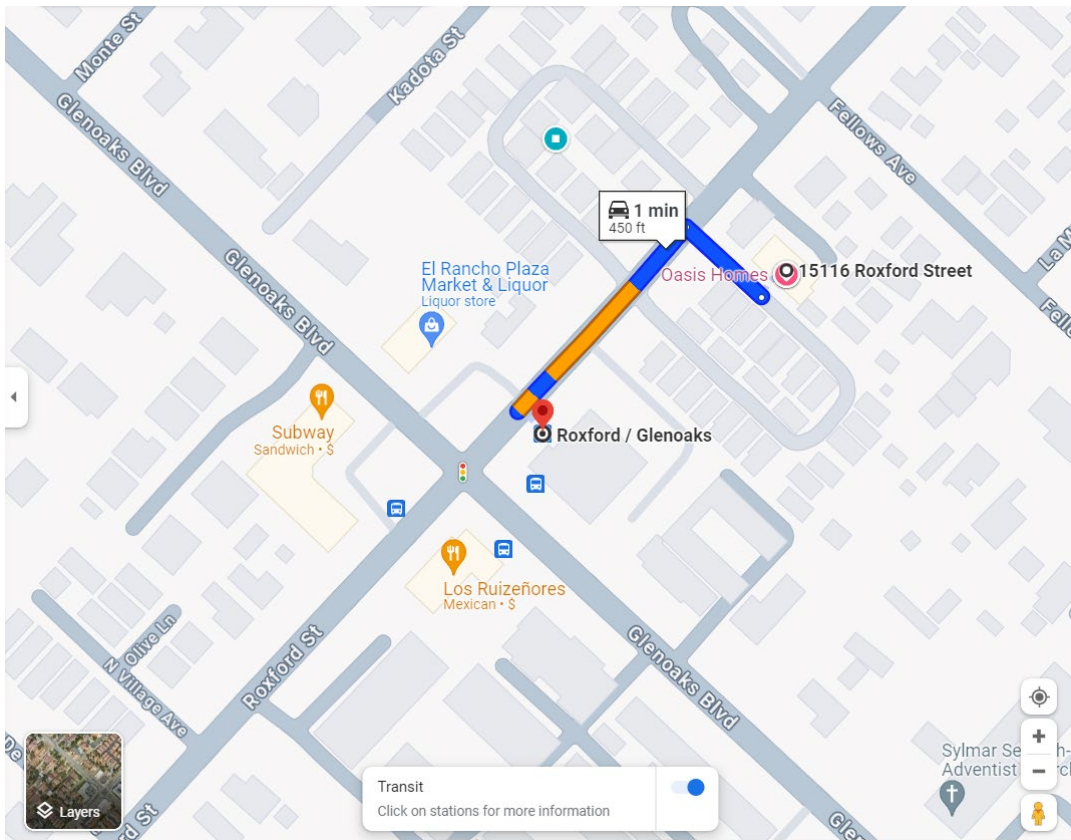
This assisted living facility will provide a variety of games and entertainment options to promote socialization, cognitive stimulation, and overall well-being among residents:

1. **Board Games:** Classic board games like Scrabble, Chess, Checkers, and Monopoly encourage friendly competition and mental engagement among residents.
2. **Card Games:** Card games such as Bridge, Poker, Rummy, and Uno are popular choices for residents to enjoy together in small groups.
3. **Trivia Nights:** Hosting trivia nights allows residents to test their knowledge and reminisce about past experiences while socializing with fellow residents.
4. **Arts and Crafts:** Craft sessions provide opportunities for residents to express their creativity through activities like painting, pottery, jewelry making, and scrapbooking.
5. **Musical Performances:** Live music performances or sing-alongs with musicians or staff members create a lively atmosphere and evoke nostalgia for residents.
6. **Movie Nights:** Screening movies or documentaries in a communal area allows residents to enjoy films together and discuss their favorite actors, directors, and plotlines.

7. **Exercise Classes:** Low-impact exercise classes such as yoga, tai chi, chair aerobics, or dance therapy help residents stay active and maintain mobility while having fun in the courtyard area, which is very central to all houses.
8. **Book Clubs:** Book clubs provide opportunities for residents to discuss literature, share book recommendations, and engage in stimulating conversations.
9. **Outdoor Activities:** Outdoor activities like nature walks, picnics, birdwatching, or gardening offer residents the chance to enjoy fresh air and sunshine while staying active.

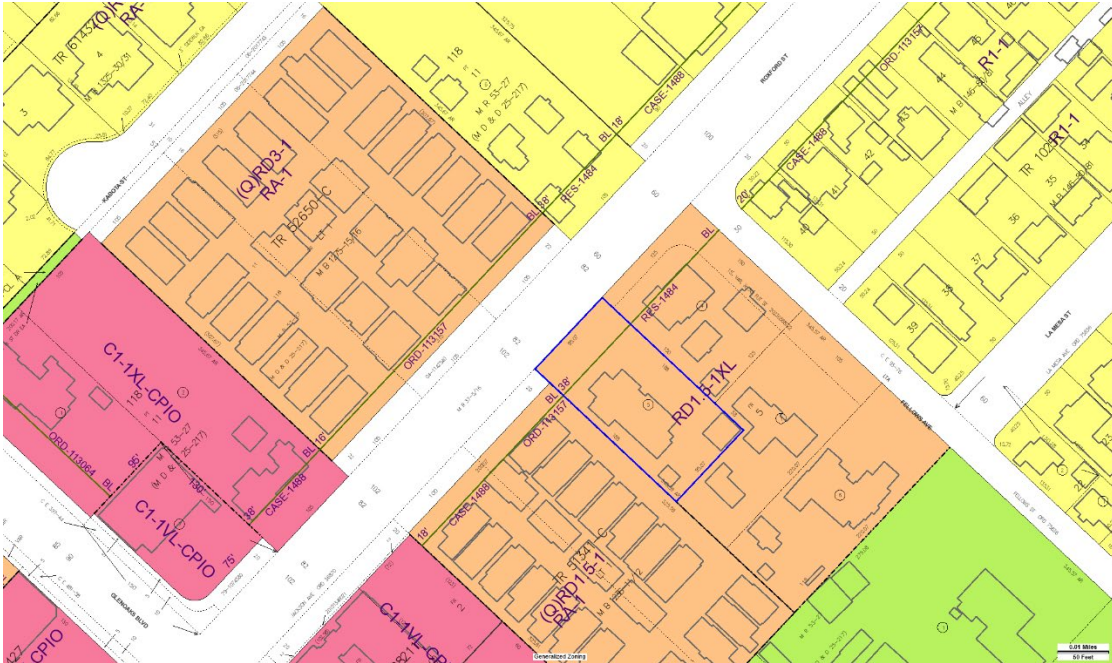
k. What are the required number of parking spaces for your proposed development as determined by the Department of Building and Safety?

The department of building and safety has not imposed any parking criteria on this development. This is because the state law prohibits parking requirements to an ADU construction when the house is less than 500 ft from a bus stop.



l. How many parking spaces do you propose to provide? (Please be sure these are specifically delineated on your accompanying plot plan.)

There are four parking spaces provided in the front yard which is inside the Building Line. Building line is shown below with a green line on ZIMAS report.



- m. Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play or recreation area(s), landscaping or other physical features of your proposed facility, and indicate whether an improvement is existing or proposed (as well as its size and proximity to other buildings/structures and to respective property lines).

The above-mentioned items are shown on the plot plan.

- n. Be sure to submit two floor plans which include the layout, dimensions and proposed use of each room area, the types of units and floors.

Shown on the floor plans.

- o. Are there to be any buildings/structures demolished/remodeled?

No structure will be demolished.

- p. Is there an elementary or high school within 600 feet of the proposed facility? If so where?

There are no school within 600 ft of this facility.