



Planning, Land Use and Mobility Committee Case Report

Case Nos: ZA-2022-1090-ZV-ZAA
ENV-2022-1091-CE

Site Location: 22450 Collins Street, Woodland Hills

PLUM Meetings: First meeting -August 18, 2002
Second meeting – September 15, 2022
Third meeting – Decembe1, 2022

Project: The applicant is proposing to increase a current 6 bed Residential Detox Program to a 12 bed Residential Detox Program

Applicant/Owner: Aaron Baraslou
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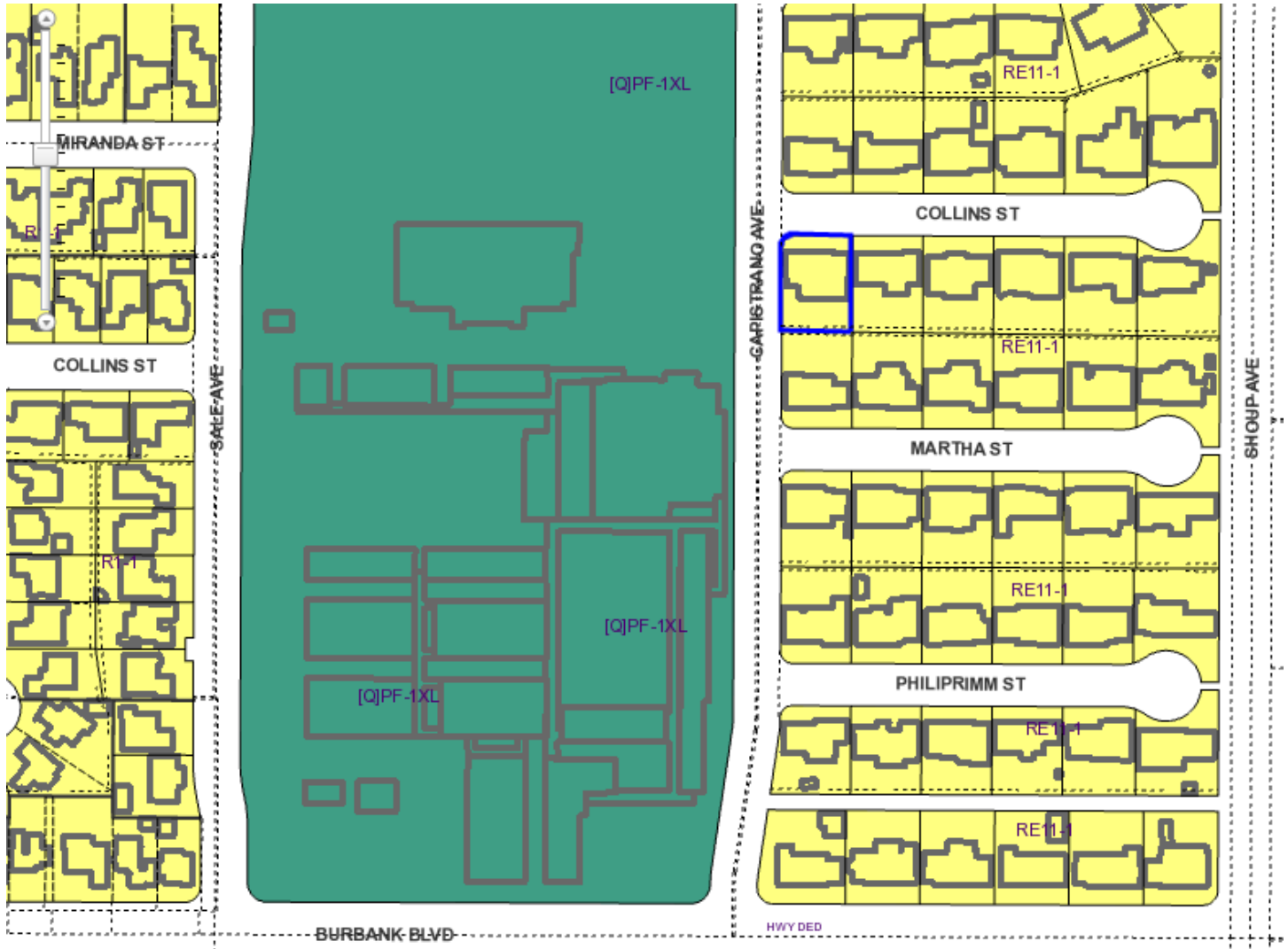
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Submitted By: Henry Rice, WHWCNC PLUM Committee Member

PROJECT DESCRIPTION

The current and proposed increased bed Residence Detox facility is located at the southwest corner of Capistrano Ave. and Collins Street.



Location and Surroundings of Site at 22450 Collins Street

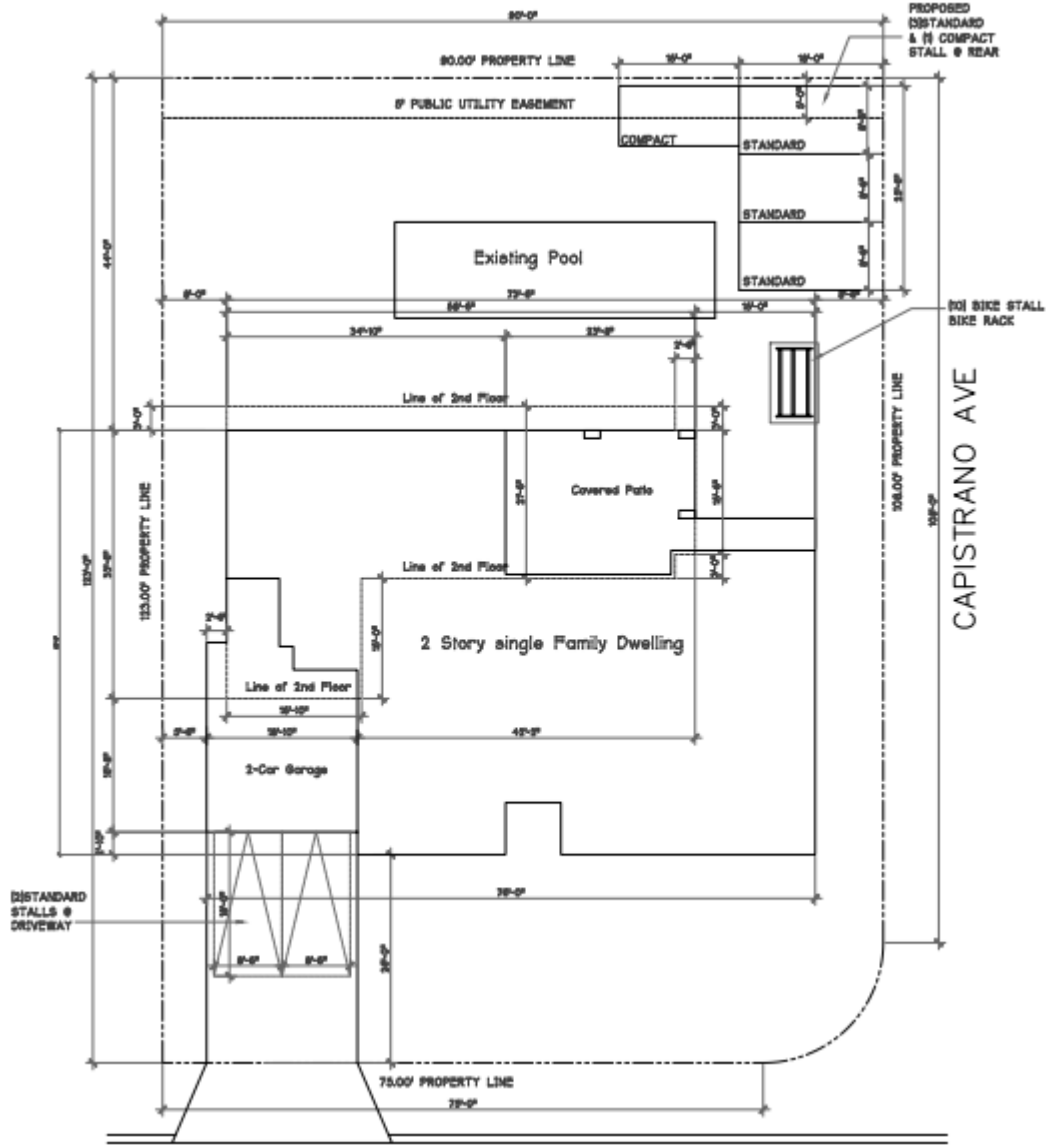
The subject site (Property) is 10,987 square feet in size with 75 feet of frontage along Collins Street and 108 feet along Capistrano Avenue. Another address for the site is 5720 Capistrano Ave. It is surrounded on 3 sides by single family residences on RE11-1 zoned lots. The General Plan designation for the community is low residential. Across Capistrano Avenue is Hughes Adult Learning Center. The learning center is currently closed, however the athletic field is used by local athletic groups for sports activities.

The nearest known Detox facility in the community is approximately 0.38 street miles away on Dolorosa Street.

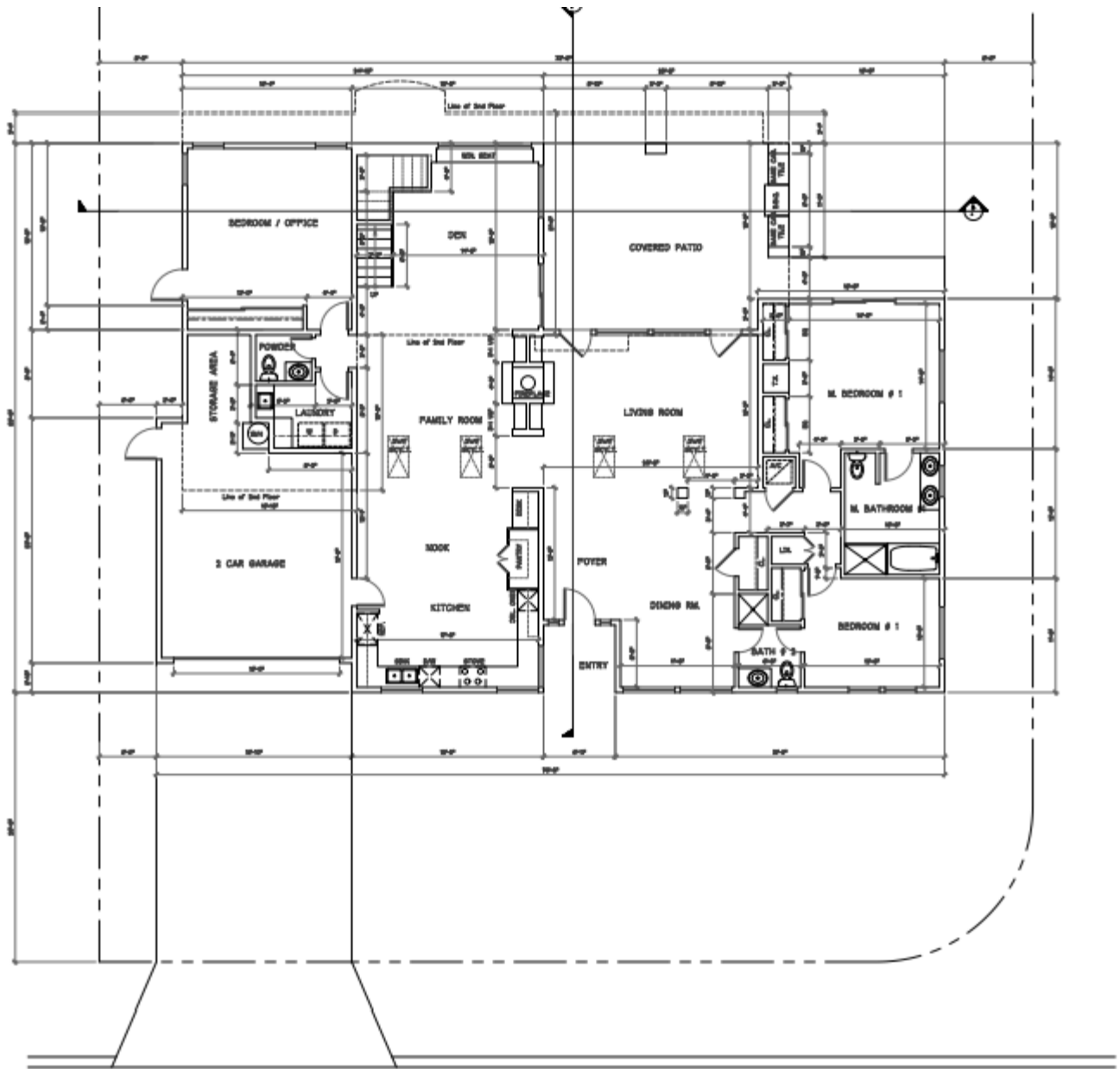


View of Property at 22450 Collins Street

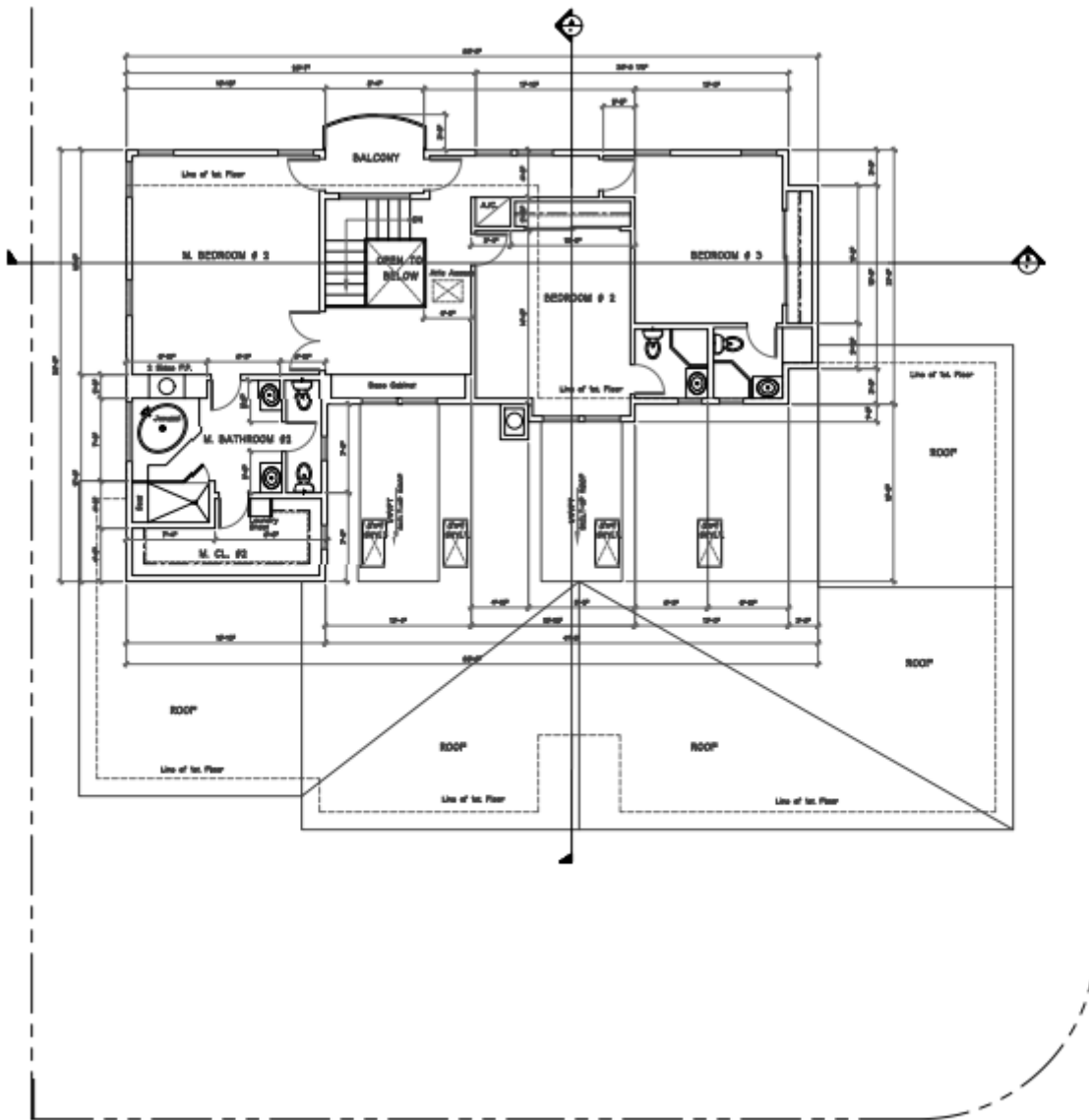
The 2 story 4,246 sqft. dwelling containing the Detox Program is located on a RE11-1 zoned 10,987 sqft. lot. The structure has 6 bedrooms and 6 bathrooms, a swimming pool, a 2 car garage and 2 additional uncovered on-site parking spaces. The applicant is proposing to add 4 additional on-site uncovered parking spaces and ten bicycle parking spaces in the backyard of the residence. Additional parking spaces are not needed for the additional 6 clients since clients of the facility are not allowed to bring their cars to the site, and no increase in staff is proposed.



Proposed Site Plan



FIRST STORY FLOOR PLAN



SECOND STORY FLOOR PLAN

Detox Program Operations

The Residential Detox Program Psyclarity Health, has been operating a 6 bed Program at the present location, under State License No. 191055AP since August 2020, to treat substance abuse.

The applicant is proposing expansion from the existing 6 bed Residential Detox Program to 12 beds in a 4,236 square-foot single family dwelling operating 24/7.

The program provides on-site incidental medical services (IMS), detoxification, education sessions, individual sessions, group sessions, recovery and treatment planning for its residents. All other services are referred out to respective professionals at off-site locations. Additional features of the program are:

- Residents' typically stay 30 days, or less.
- There are twenty (20) employees, with only 3-5 staff members working simultaneously throughout the 24 hour period. No additional employees are required to accommodate the proposed additional 6 residents.
- Staff is not allowed to park on Collins Street. They are required to park on-site and along Capistrano Avenue. A keypad controlled entrance accommodates secure and easy access.
- Residents seeking treatment do not bring cars and are not allowed to leave the facility unaccompanied. A van is provided by Psyclarity Health for transportation, which is kept on-site and secured by an automatic gate.
- Once a week food delivery will not change with the proposed increase in residents. Delivery is through the two-car garage door adjacent to the kitchen. Other deliveries such as FedEx or Amazon are few and sporadic.
- There is no proposed increase in building square footage. The additional beds are provided by doubling up in the existing rooms.

REQUESTED ENTITLEMENTS

- Pursuant to Section 12.27, a Zone Variance to permit an expansion of the six bed Community Care Facility (i.e., Residential Detox Program) to 12-beds in a 4,236 square-foot single-family dwelling, otherwise not permitted by Section 12.07.01 in the RE11 Zone Classification.
- Pursuant to Section 12.27, a Zone Variance to permit eight (8) parking spaces in lieu of the nine (9) parking spaces otherwise required by Section 12.21-A,4(d)(3) for an institution.
- Pursuant to Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,3(b) to allow the continued observance of a reduced side yard of 5'-6" in lieu of the otherwise minimum 10 feet required for an institution.

OVERVIEW AND ANALYSIS:

The applicant is proposing to increase the bed count from 6 to 12 for an existing Residential Detox Program in a 4,236 sqft. residence on a 10,987 sqft. RE11-1 zoned lot at 22450 Collins St. to provide substance abuse treatment for more patients. The applicant is proposing increasing the number of on-site parking spaces from 4 to 8, but is not proposing an increase in staff or increase in building footprint. The requirement for one additional parking space is offset by the 10 bicycle spaces being provided.

The applicant is imposing parking restrictions by not allowing clients to bring a car to the site, and not allowing staff members to park on Collins Street to prevent affecting residential properties. If additional parking is needed, parking is available on the west side of Capistrano Ave.

The applicant is requesting two (2) Zoning variances and a Zoning Administrator Adjustment as follows:

- Pursuant to Section 12.27, a Zone Variance to permit an expansion of the six bed Community Care Facility (i.e., Residential Detox Program) to 12-beds in a 4,236 square-foot single-family dwelling, otherwise not permitted by Section 12.07.01 in the RE11 Zone Classification.
- Pursuant to Section 12.27, a Zone Variance to permit eight (8) parking spaces in lieu of the nine (9) parking spaces otherwise required by Section 12.21-A,4(d)(3) for an institution.
- Pursuant to Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,3(b) to allow the continued existence of a reduced side yard of 5'-6" in lieu of the otherwise minimum 10 feet required for an institution.

The surrounding neighbors have expressed concerns that the increased volume of occupants will result in an increase in the level of residents roaming the streets at night and emergency and police activity resulting in further deterioration of the safety and quiet, semi-rural nature of the residential community. The Applicant agreed to hold meetings with neighbors to see if issues could be worked out but failed to hold even one such meeting over a three month period.

PLUM MOTION

As pertaining to Cases ZA-2022-1090-ZV-ZAA and ENV-2022-2091-CE, having held three (3) public virtual teleconference PLUM meetings for the application filed by Aaron Barsalou, the applicant/owner of Psyclarity Health, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the applicant has been operating a by-right 6-bed Residential Detox Program at the 22450 Collins Street location under State License No. 191055AP since August 2020, treating substance abuse patients; and,

WHEREAS, the applicant is now requesting a Zone Variance to permit increasing the by-right, 6 bed licensed Residential Detox Program on the RE11-1 zoned parcel at 22450 Collins Street, to a 12-bed Program, that is not covered by the State statute, by doubling up in the existing rooms; and,

WHEREAS, the applicant has stated that he does not plan to increase staff levels, add oversight personnel or make any modifications to the existing structure to accommodate the requested increased client count; and,

WHEREAS, the LAPD has reported that during the period of September 2021 to September 2022 there were a total of 9 police/emergency calls (an average of 1 every 40 days) for service at the facility; and,

WHEREAS, the surrounding neighbors have expressed concerns that the increased volume of occupants will result in an increase in the level of residents roaming the neighborhood streets at night, and increase emergency and police activity resulting in further deterioration of the safety and quiet, semi-rural nature of the residential community; and,

WHEREAS, the Applicant agreed to hold meetings with neighbors to see if issues could be worked out, but failed to hold even one such meeting over a three month period; and,

WHEREAS, the PLUM Committee members question whether the existing staff level will be sufficient to prevent occupants from leaving the facility alone and roaming on the local streets; and,

WHEREAS, the applicant plans to increase on-site parking capacity from 4 to 8 spaces by adding 4 new parking spaces and 10 bicycle spaces in the open back yard space of the property to comply with the required minimum of 9 parking spaces, thus negating the need for a Zone Variance; and,

WHEREAS, a Zoning Administrator Determination is being requested to address an existing reduced side yard setback of 5'6" to 8' in lieu of the minimum required setback of 10' for institutions and centers like this; and,

WHEREAS, a temporarily closed school facility--Hughes Adult Learning Center, (formerly Charles Evans Hughes Junior High School) is directly across Capistrano Avenue to the west and is currently being used by the West Valley Girls Softball League for athletic activities and could put these children in a dangerous situation; and,

WHEREAS, another Detox facility in the community is already located approximately 0.38 of a mile away on Dolorosa Street.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings stated herein, finds that the submitted application and plans to expand the Substance Abuse facility at 22450 Collins Street from the current 6 patients to the requested 12 patients, **not receive** the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action(s);

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the city of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to **not approve** the application presented on Dec. 14 2022.

Motion: Henry Rice
Second: Sean McCarthy

Vote:	<u>Aye:</u>	<u>Nay:</u>	<u>Abstain</u>
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