



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



Los Angeles City Planning Commission

Date: March 25, 2010
Time: After 8:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, 2nd Floor
Van Nuys, CA 91401

Public Hearing: September 25, 2009
Appeal Status: Appealable to City Council
Expiration Date: 03/25/10
Multiple Approval: N/A

Case No.: CPC-2008-4954-CU
CEQA No.: ENV-2001-4039-MND-REC1
Related Cases: CPC-2001-4038-CU-ZV-YV, ZA-2002-5692-ZAA
Council No.: 2 - Krekorian
Plan Area: Van Nuys-Sherman Oaks
Certified NC: Greater Valley Glen
GPLU: Neighborhood Office
Commercial, Medium Residential
Zone: [Q]C1.5-1VL, R3-1, R3-1VL, P-1VL
Applicant: Laurence School
Representative: William Delvac,

PROJECT LOCATION: 13639 W. Victory Boulevard
6456-6460 N. Woodman Avenue
6428 N. Woodman Avenue and
6434 N. Woodman Avenue

PROPOSED PROJECT: Expansion of an existing private school to an adjacent 44,632 square-foot vacant lot (previously occupied with 47 apartment units) to accommodate 32 additional parking stalls, and improvements which include a playing field with overflow parking for special events. No change is proposed in the total number of students or hours of operation previously approved. The proposed project is located on four lots with a combined total of 3.45 acres classified in the [Q]C1.5-1VL, R3-1VL, P-1VL, and R3-1 Zones.

REQUESTED ACTION:

1. Pursuant to Section 12.24.U.24(b) of the Municipal Code, a **Conditional Use** to expand an existing school to an adjacent lot for parking and a playfield in the R3-1 and [Q]C1.5-1VL Zones,
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC.

RECOMMENDED ACTIONS:

1. **Approve a Conditional Use** to expand an existing school to an adjacent lot for parking and a playfield in the R3-1 and [Q]C1.5-1VL Zones,
2. **Adopt Mitigated Negative Declaration** No. ENV-2001-4039-MND-REC and the associated **Findings**.
3. **Adopt** the attached **Findings**.

4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning

Daniel Scott, Principal City Planner

Lynda J. Smith, Hearing Officer
Telephone: (213) 978-1170

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PROJECT ANALYSIS

Project Summary

A Conditional Use to expand an existing school to an adjacent lot for parking a playfield in the R3-1 and [Q]C1.5-1VL Zones. Expansion of an existing private school to an adjacent 44,632 square-foot vacant lot (previously occupied with 47 apartment units) to accommodate 32 additional parking stalls, a playing field and overflow parking for special events. No change is proposed in the total number of students or hours of operation previously approved. The proposed project is located on four lots with a combined total of 3.45 acres classified in the [Q]C1.5-1VL , R3-1VL, P-1VL, and R3-1 Zones.

Background

The proposed project is the expansion of the Laurence School to an adjacent parcel identified by ZIMAS as 6434 North Woodman Avenue. The school proposes to develop 32 additional parking stalls (there are currently 39 existing parking spaces on site), for a total of 71 on-site spaces. The school proposes to also develop a portion of the new lot as a play field.

The school site is immediately adjacent to commercial uses located to the south, at the corner of Woodman Avenue and Victory Boulevard, zoned [Q]C1.5-1VL, multiple-family residential uses to the north zoned R3-1 and at 6450 Woodman Avenue (zoned [Q]C1.5-1VL). Single family residential uses are located to the east of the subject site and are zoned R1-1. Commercial uses along Woodman Avenue to the west include: office, retail, parking, preschool, gas station and multiple-family residential. Commercial uses to the south include fast food, office, retail and access to the school site.

The subject school has existed at its' current location since the early 1950's and was previously granted a Conditional Use Permit (CUP) (City Planning Commission Case No. CPC-2001-4038-CU-ZV-YV, August 7, 2002), to permit the expansion of the school's enrollment from 220 to a maximum of 295 students, and development of new classrooms and a multi-purpose facility/gymnasium totaling 26,587 square feet. The previous grant also included a Variance to permit a reduction in parking from 60 spaces to 30 on-site parking spaces. Operational Conditions related to school hours, special events, student pick-ups and drop-offs were established through this existing CUP have been made a part of the subject entitlement request. No change in the student enrollment or development of any physical structures is proposed.

A reconsideration of the previously issued/adopted Mitigated Negative Declaration (City Planning Case No. ENV-2001-4039-MND-REC) was completed on February 23, 2009. Additional environmental mitigation measures related to the subject expansion were identified and made a part of the current CUP request. Those new mitigation measures address: the number signs allowed and placement of those signs; development of a vegetative screen along the common property lines with 6450 Woodman Avenue and the school property; shielding of outdoor lights away from residential uses; material permitted for the play field (natural or artificial turf, bio-degradable soil stabilizer or water-permeable material); retro fitting of residential building at 6450 Woodman to double-paned glass and compliance with water conservation measures. These new mitigation measures are in addition to the existing applicable environmental mitigation measures which have been identified and are contained in the subject CUP.

Issues

The school purchased the lot identified as 6434 N. Woodman Avenue, which abuts an existing multiple-family residential use located at 6450 Woodman Avenue (not a part of the school property). While the recently purchased lot serves to further shape the existing u-shaped school property into a more cohesive property, the location of the existing multiple-family structure creates an island whereby the school use surrounds that property on three sides: north, south and east. The multiple-family building frontage is located on Woodman Avenue.

The proposed additional parking (32 spaces) will be located surrounding the existing structure located at 6450 Woodman Avenue, with the playing field to the immediate east of the new parking area. It should be noted that the proposed school parking will replace parking that existed for the previous apartment use. The proposed additional on-site parking will bring the total spaces to 71, and will therefore, exceed the Municipal Code required parking of 60. The addition of this parking will further aid in discouraging overflow parking on adjacent lots or in the low density residential area to the east. New environmental mitigation requires that any windows in the existing residential unit at 6450 Woodman Avenue having a line of sight of the play field be retro-fitted (by the Applicant) with double-pane glass or other sufficient method to mitigate potential noise impacts. In addition, all outdoor lighting will be designed with shielding so as not to shine upon adjacent residential uses and a vegetative screen (landscape buffer) is being required along the common property line to help obscure the school driveway from the residential use.

The existing low density residential uses on the east are buffered from the school site by landscaping and a physical barrier (8-foot block wall). There are also existing school structures (Library and Science buildings) located along this eastern property line which further buffer the existing low density residential uses from the school expansion site. The new property is located immediately west of these existing structures and its' use as a play field has been conditioned related to potential noise (hours and permitted days of use) and glare (light must be shielded and directed on site only). Use of the playfield will be limited to day time only (no later than 6:00p.m.) except for any special events over flow parking. The existing CUP regulates the number of special events that can be held at the school and the type and time these events can occur.

Conclusion

As previously stated, the Laurence School has been located at its current location since the 1950s. The subject expansion of the school site onto adjacent parcels is the most efficient way to upgrade and expand the facility without detriment to the community or adjacent uses, as the intent is to expand the school site within a more contiguous, and contained setting. The proposed environmental mitigation provides adequate protection to the community and adjacent properties. The expansion and continued development of the school is supported by the Neighborhood Council (Greater Valley Glen) and the Council Office. Staff is therefore recommending approval of the subject Conditional Use Request.

CONDITIONS OF APPROVAL

A. Entitlement Conditions.

1. **Use.** Use of the subject property shall be limited to expansion of the existing Laurence School to an adjacent lot, identified as 6434 N. Woodman Avenue, for school related parking and playfield.
2. **Plans.** Prior to the issuance of permits, detailed development plans including a complete landscape and irrigation plan and a parking area plan, shall be submitted to the Planning Department for review and sign-off clearance. The subject property shall be maintained in general conformance with the site plan stamped and dated **March 25, 2010**, attached to the subject case file. The plans shall comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.
3. **Play Field.** The proposed play field may be used for over-flow parking only in conjunction with Special Events. Use of the play field shall not be permitted after 6:00 p.m, except to provide over-flow parking for special events.
4. Pursuant to City Planning Case No. CPC-2001-4038-CU-ZV-YV, the following shall apply:
 - a. Hours of Operation of the school shall not exceed Monday thru Friday 7:30 a.m to 6 p.m., except as noted for special events.
 - d. Complaint response/Community Relations. Requirements shall be as pursuant to Condition 11 (a. thru d.) of CPC-2001-4038-CU-ZV-YV.
 - c. Debris Removal/General Appearance. The site shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the site.
 - d. Parking Overflow. Prior to the issuance of a building permit, the applicant shall submit an overflow parking plan indicating how overflow parking will be managed.
 - e. For special events, include in invitations information and instructions on parking and alternative means of transportation.
 - f. Recycle. Institute a recycling program to the satisfaction of the Department of City Planning to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.
 - g. Special Events are limited to the following: Parent/Teacher Nights; Fund-raising Events; Back-to-School Nights; Graduation Ceremonies; Holiday Performances, and other school related events; limited community-oriented events.
 - h. Stamped concrete shall be installed at the driveway/sidewalk transitions for pedestrian safety.
 - i. Trash storage bins shall be located at least 50 feet away from the property line adjacent to any residential use and shall be gated, covered, and enclosed with materials constructed identical to the exterior wall materials of the building or wall.
 - j. Parking lot cleaning and sweeping using noise producing mechanical equipment, private company trash collection, and deliveries shall occur no earlier than 7am, no later than 8pm Monday through Friday, and no earlier than 10am, no later than 4pm on Saturdays and Sundays.

5. One or more parking monitors in orange vests or other distinctive attire shall be located at each driveway entrance during all drop off and pick up hours and at all special events to preclude noise from car horns, car radios, car alarms and loud voices, to discourage parking in the adjacent residential properties and to maintain smooth ingress to and egress from the parking areas.
6. Any school-operated van and bus and all other vehicles which bring students to school and take them home shall park, load and unload students within the property and not on any adjoining streets.
7. Pick ups and drop offs of students shall be done on-site only. Vehicles shall queue within the internal campus driveways, and shall not queue on residential streets. The property owner shall instruct companies who deliver to do so between 7:30 a.m. and 6 p.m. but outside the stated hours of student drop off and pick up.
8. The property shall be secured when not in use.
9. No amplified music or loud non-amplified music is permitted outside. Musical instruments used by members of the school's band or orchestra shall be confined to within the main building.
10. There shall be no speakers broadcasting from the playfield or area which abuts residential uses. There shall be no outdoor public address system or bells on the open playground/area portions of the School Campus.
11. **Dedications and Improvements.** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering and the Department of Transportation.

B. Environmental Conditions.

12. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscaped architect to the satisfaction of the Planning Department.
13. **Aesthetics (Surface Parking).** A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.
13. **Aesthetics (Graffiti).** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
14. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties or the public right-of-way.

15. **Tree Removal (Non-Protected Trees).** Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

16. **Parking Lots with 25 or more spaces or 5,000 square-feet of lot area. (Residential, Commercial, Industrial, Public Facility).** Environmental impacts may result from delivery vehicles and customer and employee vehicles transferring contaminants (gasoline, oil, grease, sediments) to the parking lot and release toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planning additional

vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- Trash container areas must be screened or walled to prevent off-site transport of trash.
- Reduce impervious land coverage of parking lot areas.
- Infiltrate runoff before it reaches the storm drain system.
- Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- Prescriptive methods detailing BMPs specific to this project category are

available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).

17. **Increased Noise Levels.** A 6-foot high solid masonry wall shall be constructed along the eastern boundary to reduce the sound transmission to the neighboring single-family lots. The school shall limit the number of weekend and evening events held on site as follows: (Definition: Special events are defined as any event that brings 50 or more persons on site during weekend or evening hours. Fewer than 50 person events (e.g. Board Meetings) may occur without limitation:

Evening Events: Hours 6pm to 10:30pm; number shall not exceed 15 per year;
Saturday Events: Hours 9am to 6pm; number shall not exceed 20 per year;
Sunday Events: Hours 9am to 6pm; number shall not exceed 4 per year;
If a weekend event goes past 6pm, it will count as an Evening Event.

By October 15th of each year, the school will notify all abutting neighbors of its known schedule of special events for the upcoming year. A copy of the schedule shall be submitted to the Department of City Planning for inclusion in the case file.

18. **Increased Noise Levels (Public Address and Paging System).** Environmental impacts to the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a level of insignificance by the following measures:

- Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.
- Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.
- Distance between speakers shall not exceed 40 feet.
- Amplified signals shall be inaudible beyond the boundaries of the subject property.

19. **Safety Hazards.** There will be no regular access to the school from the residential zones. Access from Gilmore will be restricted to emergencies only: e.g. fire department. Drop off and pick up of students will occur off Victory Boulevard and Woodman Avenue. The school will implement a staggered arrival program that minimizes the chance for cars to back up onto Victory Boulevard or Woodman Avenue.

20. **Aesthetics (Signage).** On site signs shall be limited to the maximum allowable under the Municipal Code or as expressly permitted.

21. **Aesthetics (Signage).** Multiple temporary signs along building walls fronting on the public right-of-way are not permitted.

22. **Aesthetics (Landscape Buffer).** The applicant shall plant and maintain a vegetative screen along the common property lines with 6450 Woodman Avenue; such screen shall, at maturity, substantially obscure the driveway from the residential use.

23. **Geology and Soils.** The Play field shall be substantially covered with either natural or artificial turf, with uncovered areas regularly treated with a bio-degradable oil stabilizer or paved with a water-permeable material to minimize water and wind erosion of the topsoil.

24. **Noise.** All exterior windows in the apartment building located at 6450 Woodman Avenue, having a line of sight of the play field, shall be retro-fitted with double-pane glass; as an alternative, the applicant may retain an acoustical engineer to submit evidence of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room facing the play field. The applicant shall bear the full cost of the materials and installation. The owner of record of 6450 Woodman Avenue may consent to waive the retro-fit; waiver of this measure by the owner shall be made in writing and submitted to the Case file ENV-2001-4039-MND), and shall constitute compliance with this measure.
25. **Utilities (Local or Regional Water Supplies).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

Weather-based irrigation controller with rain shutoff;
Matched precipitation (flow) rates for sprinkler heads;
Drip/microspray/subsurface irrigation where appropriate;
Minimum irrigation system distribution uniformity of 75 percent;
Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials;
Use of landscape contouring to minimize precipitation runoff.

C. Administrative Conditions of Approval.

26. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
27. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
28. **Code Compliance.** Los Angeles Municipal Code area, height, open space and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
29. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Records Office. The agreement shall run with the land and shall be binding on

any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

30. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
32. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
33. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission to impose additional corrective conditions, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
34. **Utilization of Entitlement.** The applicant/owner shall have a period of two years from the effective date of the subject grant to effectuate the terms of this entitlement by either securing a building permit or a certificate of occupancy for the authorized use, or unless prior to the expiration of the time period to utilize the privileges, the applicant files a written request and is granted an extension to the termination period for up to one additional year pursuant to Section 12.24J of the Municipal code. Thereafter, the entitlement shall be deemed terminated and the property owner shall be required to secure a new authorization for the use.

FINDINGS

General Plan/Charter Findings

The Subject property is located within Van Nuys-North Sherman Oaks Community Plan area, which was adopted by the City Council on September 9, 1998 (Case No. CPC-95-0359-CPU). The Van Nuys-North Sherman Oaks Community Plan designates the subject property as Neighborhood and Office Commercial and Medium Density Residential. The site is zoned [Q]C1.5-1VL, R3-1VL, P-1VL and R3-1. The expansion site 6434 N Woodman Avenue is zoned [Q]C1.5-1VL and R3-1. A Conditional Use Permit is being requested under this action to permit the expansion of an existing school for parking and a playfield in the R3-1 and [Q]C1.5-1VL Zones.

The Van Nuys-North Sherman Oaks Community Plan does not address the placement, expansion or maintenance of private schools. The following Community Plan text addresses the provision of quality education throughout the plan area.

Goal 6: APPROPRIATE LOCATIONS AND ADEQUATE FACILITIES FOR SCHOOLS TO SERVE THE NEEDS OF EXISTING AND FUTURE POPULATIONS.

Policy 6-1.1 Encourage compatibility in school locations, site layout, and architectural design with adjacent land uses and community character, and as appropriate, use schools to create a logical transition and buffer between different uses.

Entitlement Findings

Conditional Use Findings (Expansion of an existing private school in the [Q]C1.5-1VL and R3-1 Zones). Pursuant to Section 12.24.E of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

a. *The location of the project will be desirable to the public convenience and welfare.*

The proposed project and subject entitlement request is the expansion of an existing private, non-sectarian, co-ed day school (grades K through 6), through the addition of a recently purchased adjacent lot located at 6434 N. Woodman Avenue. The new lot is proposed for the development of 32 additional parking spaces (increasing on-site parking to 71 spaces) and development of a playing field to be used for overflow parking for special events, in the [Q]C1.5-1VL and R3-1 Zones.

The subject school (Laurence School) was previously granted a Conditional Use Permit (City Planning Commission Case No. CPC-2001-4038-CU-ZV-YV, August 7, 2002), to permit the expansion of the school's enrollment from 220 to a maximum of 295 students, and development of new classrooms and a multi-purpose facility/gymnasium totaling 26,587 square feet. The subject grant also included a Yard Variance for no-set back along Woodman Avenue (see Correction Letter dated May 16, 2003 attached to administrative file) and a Variance to permit a reduction in parking from 60 spaces to 30 on-site parking spaces. Operational Conditions related to school hours, special events and student pick-ups and drop-offs were established through this existing CUP. A reconsideration of the previously issued/adopted Mitigated Negative Declaration (City

Planning Case No. ENV-2001-4039-MND-REC) was completed on February 23, 2009. Additional mitigation measures related to the subject expansion have been identified and made a part of the subject CUP request.

The location of the subject Laurence School is desirable to the public convenience and welfare. It has operated at its' current location since 1953, and is located on approximately 2.4 acres, with access from both Victory Boulevard and Woodman Street. The existing facility immediately abuts commercially zoned properties to the south, multiple density residential uses to the north, and is adjacent to low density single family uses to the immediate east. The expanded school site surrounds an existing multiple-family residential property located at 6450 N Woodman Avenue. The existing multiple-family use will be retro fitted with dual pane glass along the building façade that has a direct line of sight with the play field, and a vegetative screen is proposed along the common property lines of the multiple-family use to further buffer the school driveway from the existing residential use.

The existing low density residential uses to the east are buffered from the school by landscaping and a physical barrier (8-foot block wall). There are also existing school structures (Library and Science buildings) located along this eastern property line. The new property is located immediately west of these existing structures and its' use as additional parking and a play field has been conditioned related to potential noise (hours of operation, limitation on play field use), glare (light must be shielded and directed on site only) and traffic impacts (pick up drop offs will occur on site and overflow parking will be permitted on-site on the play field).

The location of the existing private school has and will continue to provide local members of the community with a long established educational facility. It is located within reach of the local community and with the expansion of on-site parking, will be better suited to accommodate the larger community while further reducing the potential for overflow parking into adjacent low density residential areas. The proposed expansion will allow for the upgrade of an existing educational facility that serves the greater Los Angeles region and provides a choice of school opportunities which ultimately serves the best interest of the community at large.

b. The proposed project will be proper in relation to adjacent uses or the development of the community.

The subject school has existed at its' current location since the early 1950's and is located north of Victory Boulevard along the eastern frontage of Woodman Avenue where the existing land uses include commercial low density and multiple-family residential. The expansion of the site onto adjacent parcels is the most efficient way to upgrade and expand the facility without detriment to the community or adjacent uses, as the intent is to permit the school site within a more contiguous and contained setting. The school site is immediately adjacent to commercial uses located to the south, at the corner of Woodman Avenue and Victory Boulevard, multiple-family residential uses to the north. Single family residential uses are located to the east of the subject site. The expansion property was vacant when purchased by the school but previously contained 2 multi-story apartment buildings (46 units) and parking for 54 cars. There is an existing multiple family residential use located at 6450 Woodman Avenue. The proposed school expansion will occur surrounding this site.

The proposed additional parking will be located surrounding the existing residential structure located at 6450 Woodman Avenue, with the playing field to be located to the immediate east of the new parking area. The subject Conditions of Approval require that

any windows in the residential unit having a line of sight of the play field be retro-fitted (by the Applicant) with double-pane glass or other sufficient method to mitigate potential noise impacts. In addition, all outdoor lighting will be designed with shielding so as not to shine upon adjacent residential uses and a vegetative screen (landscape buffer) is being required to help obscure the school driveway from the residential use.

The expansion of the school at its current location is proper in relation to adjacent development in that the proposed project (additional parking and playfield) is compatible with existing commercial (retail and parking uses) and multiple-family developments, provides accessory uses for the existing school, is buffered from sensitive low density residential uses through new environmental mitigation measures and its' location to the west of existing school structures. The expansion of the school site does not constitute the introduction of a new use into the area. In addition, the site is located within walking distance of adjacent low density residential uses while providing adequate buffers from these uses, making it proper in relation to the overall development of the community.

c. *The proposed project will not be materially detrimental to the character of development in the immediate neighborhood.*

The proposed project is the expansion of the Laurence School onto vacant lots which abut the existing school campus. The subject expansion will include additional parking and a play field (also to be used for over-flow parking). The school purchased the property located at 6434 N. Woodman Avenue, which abuts an existing multiple-family residential use located at 6450 Woodman Avenue (not a part of the school property). While the recently purchased lot serves to further define the existing u-shaped school property into a more cohesive site, the location of the existing multiple-family structure creates an island whereby the school use surrounds that property on three sides: north, south and east. The building frontage for this use is located on Woodman Avenue.

Newly proposed environmental mitigation will buffer the existing multiple-family use from potential negative effects associated with use of the proposed parking area and play field. Any outdoor lighting must be shielded onto the school site and away from adjacent residential uses. In addition, the proposed parking lot will be buffered by landscaping from the existing residential use located 6450 Woodman Avenue and double paned windows will be installed in the existing multiple-family use facing the play field.

No physical structures are proposed to be built as part of the expansion. However, a Reconsideration of the existing environmental clearance was done and additional Mitigation related to signage - no signs in excess of LAMC requirements will be permitted; water conservation measures related to site landscaping/play field are required; glare – all lighting shall be shielded onto site and away from adjacent residential uses. Mitigation related to the number of events permitted, and noise (outside amplified noise is not permitted) were previously addressed in the original environmental clearance and have been made a part of the subject Conditions of Approval.

The potential for overflow parking into adjacent residential areas has also been addressed. The proposed parking area will contain 32 parking spaces which will bring the total on-site number of parking spaces to 71. Municipal Code required parking for the school is 60 (a Variance was granted under City Planning Case No. CPC-2001-4038-CU-ZV-YV, August 7, 2002 to allow reduced parking). The school will not only be providing more on-site parking than required by the Municipal Code, but will also use the play field for any potential over-flow parking which might occur due to special events,

further ensuring that the proposed project will not be materially detrimental to the character of development of the immediate neighborhood.

d. *The proposed project will be in harmony with the various elements and objectives of the General Plan.*

The Van Nuys-North Sherman Oaks Community Plan does not address the placement, expansion or maintenance of private schools. The following Community Plan text addresses the provision of quality education throughout the plan area.

Goal 6: APPROPRIATE LOCATIONS AND ADEQUATE FACILITIES FOR SCHOOLS TO SERVE THE NEEDS OF EXISTING AND FUTURE POPULATIONS.

Policy 6-1.1 Encourage compatibility in school locations, site layout, and architectural design with adjacent land uses and community character, and as appropriate, use schools to create a logical transition and buffer between different uses.

The subject Conditional Use Permit entitlement request is consistent with this policy in that it permits and supports the continued operation and expansion of a community resource in the form of a private school. The proposed project will support the expansion of school facilities which include open area in the form of the play field and additional on-site parking. The subject Laurence School has been located at its current location since 1953 and has provided a private educational resource to both the local community and the City of Los Angeles since its inception. The proposed expansion will support the further development of a long standing community educational resource and will also more adequately serve the needs of the existing and future populations through improvement and upgrading of a local educational facility.

CEQA Findings

A Mitigated Negative Declaration (ENV-2001-4039-MND-REC) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration imposed the conditions shown in that document on this approval.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing on this matter was held September 25, 2009 at the Marvin Braude San Fernando Valley Constituent Service Center. Approximately 30 persons were in attendance. The Applicant's representative spoke and gave an overview of the entitlement requests and the proposed project. The Director of the school spoke and indicated the following:

- The school program includes community outreach (service orientation);
- The school provides reading program and food bank for community;
- School outreach has been on-going even from the previous expansion;
- Neighborhood canvassing was done.

Members of the public spoke and indicated the following:

- The students have not had an appropriate/safe site on-campus for outdoor activities;
- The school is a good neighbor and is actively involved in being a good neighbor;
- Plan was reviewed by Valley Glen Neighborhood Association and a vote in support was made;
- Neighborhood is also in support of project.

A representative from the local Council Office (CD2) was present and indicated thanks to all the parents and neighbors. He also stated that this was a very simple application request and any concerns related to the previous expansion were addressed. Therefore, the application is completely supported. Additional letters in support were received and are contained in the administrative file. A letter dated August 26, 2009, was received from the Greater Valley Glen Council indicating support for the proposed project. The Board felt that the school request was reasonable and supported an improvement to an educational facility that fulfills an important community need. No testimony was presented against the request and no correspondence has been received as of the date of this report in opposition to the subject requests.