

Valor Academy Elementary School Project
8618 and 8630 N. Haskell Ave., North Hills
CPC-2018-6009-CU-F-SPR

Project Description

Conditional use approval, area adjustments, bicycle parking modification, over-height fence approval, and site plan review for the construction of a new one-story (22-foot high), 31,355 gross square foot (33,564 square feet of Residential Floor Area) 24-classroom, education, administration and multipurpose room building, and surface parking for 28 automobiles, for the relocation of an existing public charter elementary school that will serve 520 students in grades TK – 4, on a 66,103.4 square foot (1.51-acre) rectangular-shaped interior parcel at 8618 and 8630 N. Haskell Avenue, zoned RA-1. The school will have an on-site drop-off and pick-up area and approximately 11,000 square feet of outdoor play yard (which includes a 3,200 square foot Kindergarten play area in the middle of the school complex). The subject property is currently improved with a single family building that has been converted to an office for a landscaping business, and related landscaping equipment storage buildings and areas, and a parking area. An existing public charter elementary school, the Valor Academy Elementary School, that is currently operating at 17081 Devonshire Blvd., under a lease from Granada Hills Charter, approximately 2.7 miles from the subject property, would be re-located to the subject property.

The school will be operated by 35 teachers and administrative staff with regular hours of operation from 7:30 a.m. to 6:00 p.m. Monday through Friday, which includes an after school program for up to approximately 25% of the student body between 3:30 p.m. and 6:00 p.m. The school will also have limited activities (such as tutoring, enrichment classes, and other learning activities) that might occur approximately twice a month on Saturdays for up to 50% of the student body and a limited number of parents, in operation from 8:00 am until 12:00 noon, and a summer school program in June and July for up to 50% of the student body. It is anticipated that there will be approximately two sessions of parent-teacher meetings annually (one each semester). Special events such as family nights, parent committee meetings, and fundraisers, would not exceed 4 events per month and no more than one event on a single day. Any special event in the evening would end by 9:00 p.m. Any special event expected to attract more than 150 people will have auxiliary parking agreements with nearby facilities.

The zoning approvals being sought for the project are:

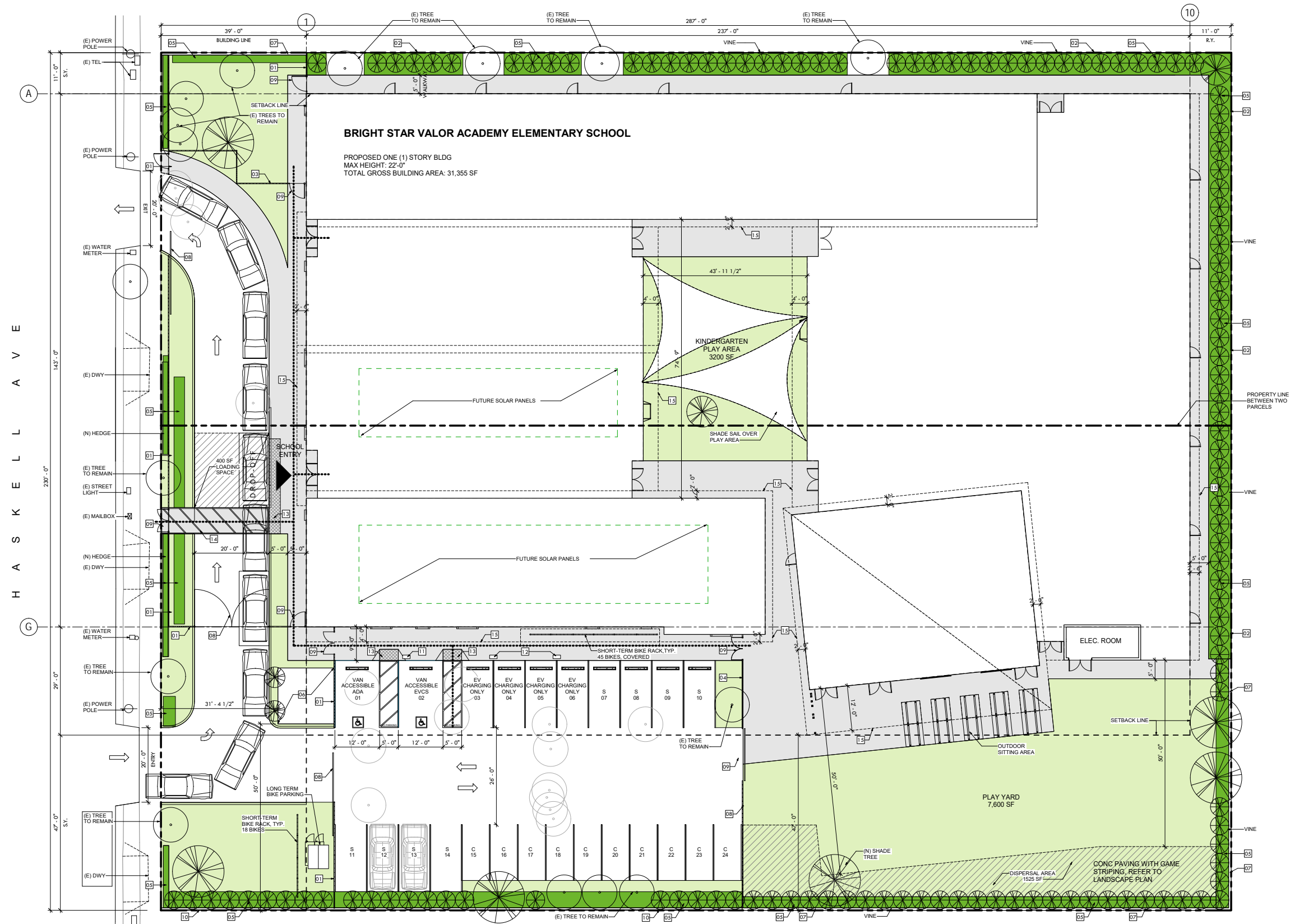
- (1) a conditional use permit (CUP) under LAMC §12.24.U.24 to permit a public charter elementary school and its parking in the RA-1 zone;
- (2) as part of the CUP, an adjustment to the area regulations pursuant to LAMC §12.24.F, to permit 33,564 square feet of Residential Floor Area (RFA) for a school, in lieu of the maximum of 13,220.68 square feet of RFA permitted by LAMC §12.07.C.5;
- (3) as part of the CUP, an adjustment to the area regulations pursuant to LAMC §12.24.F, to permit an 11-foot rear yard setback for a classroom building in the RA-1 Zone, in lieu of requirements for a 25-foot rear yard setback per LAMC §12.07.C.1, and the requirement in LAMC §12.21.C.3(d) that rear yards for a school conform to the requirements of the existing zone;
- (4) as part of the CUP, a 20% modification to the bicycle parking requirements, pursuant to LAMC §12.24.S, to permit 77 short term bicycle parking spaces in lieu of 96 such spaces that would be required by LAMC §12.21.A.16.(a)(2);
- (5) a Zoning Administrator's Over-Height Fence Approval under LAMC §12.24.X.7 to permit an 8-foot high wrought iron security fence for an elementary school in the front yard of an RA-1 zoned lot, in lieu of the limitation to a 6-foot high fence height in the front yard of the RA Zone under LAMC §12.22.C.20(f)(2), and
- (6) a Site Plan Review for a change of use other than Drive-Through or Fast Food which results in a net increase of 1,000 or more average daily trips pursuant to LAMC §16.05.C.1(d).

Shortened version

Applicant is requesting a conditional use permit for construction of a 1-story 31,355 sf., 24-classroom, administration, and multipurpose room building to relocate Valor Academy Elementary school, a public charter school that will serve 520 students in grades TK-4, with 24 parking spaces, at 8618-8630 N. Haskell Ave. The following zoning approvals are being requested for this project in Case No. CPC-2018-6009-CU-F-SPR:

- (1) a conditional use permit per LAMC §12.24.U.24 for a public charter elementary school in the RA-1 zone;
- (2) area adjustments per LAMC §12.24.F to increase the Residential Floor Area (RFA) to permit 33,564 sf. of RFA on the site, in lieu of the maximum of 13,220.68 sf of RFA permitted by LAMC §12.07.C.5, and a rear yard reduction to 11 ft. in lieu of the 25 ft. required;
- (3) a 20% reduction of bicycle parking per LAMC §12.24.S;
- (4) an over in height fence of 8 ft. in the front yard in lieu of the maximum 6 ft. required per LAMC §12.24.X.7; and
- (5) a Site Plan Review per LAMC §16.05 for a project resulting in a net increase of 1,000 or more average daily trips.

The proposed school site is an approximately 1.51-acre (approx. 66,103.4 sf parcel on the east side of Haskell Avenue, between Parthenia Street and Chase Street, comprised of 3 lots zoned RA-1. The two northern lots of the school site (approximately 43% of the 1.51-acre site) are vacant and unpaved, having been used for the storage of wood mulch, commercial trucks, and employee parking for the landscaping business that existed on the site for many years. The southern lot is improved with a single family dwelling that has been converted to an office for the landscaping business and storage areas and sheds for materials and equipment used in the landscaping business.



SITE ADDRESS	
8618-8630 HASKELL AVE. NORTH HILLS, CA 91343	
SITE ANALYSIS	
SITE AREA:	66,103.4 SF
PROPOSED BUILDING AREA:	
1-STORY BLDG:	
- MULTIPURPOSE ROOM	2,472 SF
- ADMIN	2,940 SF
- CLASSROOMS	21,408 SF
- CORRIDORS + STORAGE	4,425 SF
TOTAL NEW BUILDING AREA =	31,355 SF
RFA	33,564 SF
PROPOSED BUILDING HEIGHT:	22'-0"
PAVING/HARDSCAPE	17,547 SF
LANDSCAPE	17,201 SF
FRONT YARD LANDSCAPE	4,124 SF (46%)
ZONING	
ZONE:	RA-1
SETBACK:	
- FRONT YARD(BLDG LINE):	39'-0
- REAR YARD:	11'-0
- NORTH SIDE YARD:	11'-0
- SOUTH SIDE YARD:	47'-0
HEIGHT LIMIT:	30'-0"
BUILDING ANALYSIS	
TOTAL # OF CLASSROOM (TK-4):	24
TOTAL # OF STUDENT (TK-4):	520
PARKING ANALYSIS	
REQUIRED PARKING SPACE:	24 SPACE
TOTAL PROVIDED PARKING:	24 SPACE (INCLUDING EV/ CLEAN AIR PARKING)
-8 STANDARD	
-10 COMPACT	
-1 VAN ACCESSIBLE	
-5 EV/CLEAN AIR (INCLUDING 1 VAN ACCESSIBLE FULLY INSTALLED) PER EXPEDITED PRE-INTAKE MEETING	
REQUIRED EV/CLEAN AIR SPACE: 1	
-1 EV VAN ACCESSIBLE PARKING PER CALGREEN TABLE 5.106.5.2	
REQUIRED AND PROVIDE BIKE SPACE (AFTER 20% REDUCTION):	
2 LONG TERM	
77 SHORT TERM	
KEYNOTES:	
01	(N) 8" WROUGHT IRON FENCE
02	(N) 8" CHAIN LINK FENCE WITH DENSE MESH FABRIC OR PRIVACY SLAT SECURITY SCREEN
03	(N) 6" WROUGHT IRON FENCE
04	(N) 4" WROUGHT IRON FENCE
05	(N) LANDSCAPE HEDGE, REFER TO LANDSCAPE PLAN
06	(N) TRANSFORMER CONCRETE PAD (15'x15')
07	(N) 8" H AND 8" W CMU WALL
08	(N) 8" WROUGHT IRON VEHICULAR GATE
09	(N) WROUGHT IRON PEDESTRIAN GATE
10	(N) 42" CMU WALL AND CHAIN LINK FENCE ON TOP

2018.10.18

