

NORTH HILLS WEST NEIGHBORHOOD COUNCIL

Joint Board and Planning and Land Use Management Committee Meeting Draft Minutes

Monday, February 11, 2019 from 6:30 – 9:30 pm

Sepulveda Unitarian Universalist Church (aka The Onion) 9550 Haskell Ave. North Hills 91343

1. Welcome, Roll Call and announcement of Quorum and Voting Eligibility (Ethics, Funding and Code of Conduct)

Present: Punam Gohel, Jay Beeber, Dave Brown, Kathy Cryer, Anita Goldbaum, Jin & Bonnie Cockrell, Maggie Elliott

2. Public Agency Speakers and Announcements, none

3. Continuation Item - Discussion regarding the Committee's position on the proposed construction of a 1-story 31,355 sf., 24-classroom, administration, and multipurpose room building to relocate Valor Academy Elementary School, serving 520 students in grades tk-4, with 24 parking spaces, at 8618-8630 N. Haskell Ave. (Case No. CPC-2018-6009-CU-F-SPR & ENV-2018-6010-EAF). 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;

(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.

The Committee motions to recommend for action at the NHWNC General Board meeting

on February 21, 2019, the following:

Supporting documents available on our website at www.nhwnc.net

Unanimous approval

The North Hills West Neighborhood Council opposes the construction of a 1-story 31,355 sf., 24- classroom, administration, and multipurpose room building to relocate Valor Academy Elementary School, serving 458 students in grades tk-4, with 24 parking spaces, at 8618-8630 N. Haskell Ave. (Case No. CPC-2018-6009-CU-F-SPR & ENV-2018-6010-EAF), for the following reasons:

1. Parking - The project does not provide sufficient on-site parking for all staff and visitors. While the applicant has attempted to contract with another entity to provide additional off-street parking, no agreement has yet been reached. The Board believes that this issue should be definitively resolved prior to project approval.

2. Traffic - The Board believes that the additional traffic that will be drawn to the area will have a negative effect on the residents who live there. The Board does not believe that the applicant has provided sufficient plans to mitigate these additional traffic impacts and has asked the applicant to provide additional mitigation plans that will address the community's concerns.

3. Air quality / air pollution – Furthermore, the Board asks for an Environmental Impact Report to address concerns over air quality / air pollution.

4. Noise – Current plans call for a meal delivery to be made to the school in the early hours of the morning prior to student arrival. The believes noise from the truck entering and exiting the property, voices of the delivery personnel, and any Backup Reverse Beeper Warning Alarm emanating from the truck will disturb the neighbors immediately adjacent to the property.

Furthermore, the Board believes that the project should not go forward until the above issues are addressed to the Board's satisfaction. We ask that the applicant return to the Board with a satisfactory plan to address these issues and that no approvals be granted for this project until this is accomplished.

4. Discussion and possible action regarding the Committee's position on Senate Bill 50 (Weiner), a proposal to eliminate much of the current zoning rules near

transit stops and other designated areas.

The Committee motions to recommend for action at the NHWNC General Board meeting

on February 21, 2019, the following:

Supporting documents available on our website at www.nhwnc.net

Unanimous approval

“Committee makes a recommendation to the full board to submit a Community Impact State- ment (CIS) to the LA City Council to include in the City’s 2019-2020 Legislative Program OPPOSITION to SB50. Senate Bill 50 (Weiner), has been introduced in the California State Legislature that would override local zoning regulations and require approval of high density, increased height, development projects in any zone, including single family residential zones, within a half mile of a “job-rich area” or “major transit stop”. The bill raises height limits to 45 feet, about four stories, within a half-mile radius of a major transit stop, and 55 feet or five stories within a quarter mile radius of a major transit stop. It also eliminates minimum parking requirements for new developments. The text of the bill can be found here: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB50”

5. Requests For Future Agenda Items

6. Motion to Adjourn