

**SHERMAN OAKS NEIGHBORHOOD COUNCIL  
Planning and Land Use Committee Meeting**

**Regarding Exploring Minds Montessori Hazeltine  
Applicant's Responses to Instructions <sup>1/</sup>**

**SONC GUIDELINES FOR APPLICANT PRESENTATIONS**

1. *Provide a brief description of the proposed project; including type of project, size of the lot, square footage of the building, square footage of the open space, height of building, density and parking. For mixed-use projects, please provide breakdown of above information.*

The existing use is a childcare facility located at 5128 N. Hazeltine Avenue. Pursuant to Case No. ZA 2013-2186-CU-ZV-1A. (SVAPC Action [February 17, 2015](#)), upheld by City Council on appeal) a Conditional Use Permit was approved authorizing the conversion of a 1,666 square-foot single family dwelling into a child care facility serving up to 24 children, on a 9,011 square foot lot in the R1-1 Zone operating Monday through Friday, from 8:30 to 4:00 pm.

The applicant is requesting Approval of Plans Review pursuant to Condition No. 8 of Case No. ZA 2013-2186-CU-ZV-A1 with a request to modify Condition Nos.7.b (also grant clause), 12.b, 16.e, 18.c.2, and delete Condition No. 8. (See [03 APPLICATION Justification Detail](#)) No construction or development is proposed

2. *Provide information on all zoning, allowable – height, density and parking requirements. What deviations from the allowable zoning is the applicant requesting, including variances and exceptions?*

Pursuant to Case No. ZA 2013-2186-CU-ZV-1A, a Zone Variance was granted for two (2) parking spaces within the front yard setback and more than 50% of the required front yard to be used for driveway and access not otherwise allowed per Section 12.21-C,1(g). No other deviation from the Los Angeles Municipal Code was approved nor is requested in the Approval of Plans Review.

6. *Please be prepared to address the following issues:*

- a. *What is expected environmental clearance required, EIR, MND, etc.?*

All Approval of Plans receive a Categorical Exemption.

- b. *How will the project address traffic issues, parking, landscaping, architectural scale, adjacent neighbors, and aesthetics?*

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<sup>1/</sup> Use of "Hypertext" in this document is to access related documents without having to scour through the case file. Using the CD allows access to all supporting documents submitted with the application. The CD submitted with the case file was mailed to Sherman Oaks Neighborhood Council. Alternatively, download all documents in the email to a flash or hard drive and use Adobe or Adobe Reader. However, not all supporting documents will be available.

All foreseeable potential impacts were mitigated by imposing conditions of approval in Case No. ZA 2013-2186-CU-ZV-1A. The applicant has substantially complied with conditions of approval (See [04 APPLICATION Condition Compliance](#))

c. *Is this project in the VENTURA SPECIFIC PLAN AREA?* No

#### SONC STATEMENT OF OBJECTIVE CRITERIA

1. *This project has community and/ or neighbor support, or at a minimum; Does not have significant opposition.* Refer to below
2. *The project does not have a negative impact on neighborhood parking or traffic.* Refer to below
3. *The project enhances the aesthetics of the surrounding community, or at the minimum does not detract from it.* Refer to below
4. *The project is pedestrian friendly and interfaces positively with public right of way.* Refer to below

Case No. ZA 2013-2186(CU)(ZV)1A, was approved May 29, 2015. City Council imposed standard conditions used for Large Family Day Care and additional conditions were volunteered by the applicant and imposed in order to address concerns presented at public hearings.

Condition No. 8 of Case No. ZA 2013-2186-CU-ZV-1A required future Plan Approval review stating. "The purpose of the Plan Approval is to review the effectiveness of, and compliance with, the express terms of the conditions of this authorization. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes."

The use has continuously operated in substantial compliance with the conditions and no complaints were received since utilizing Case No. ZA 2013-2186-CU-ZV-1A. A compliance report ([04 APPLICATION Condition Compliance](#)) confirms substantial compliance with conditions of approval.

Exploring Minds Montessori Hazeltine is requesting modification to several conditions in Case No. ZA 2013-2186-CU-ZV-1A. A comprehensive listing of all documents is available online.



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<http://sattinfopost.edublogs.org/?s=hazeltine>