



Planning, Land Use and Mobility Committee

Case Report: ATID-Early Childhood Education CTR

PLUM Hearings: January 4, 2018
March 1, 2018

Case No: ZA-2017-3914-CUP

Site Location: 6037 N. Fallbrook Avenue, Woodland Hills

Project: The applicant is proposing to expand use of existing facility currently serving a maximum of 14 children to increase to a maximum of 34 children.

Applicant: OMDO Partners

Representative: R. Nicolas Brown, AICP
Seat at the Table (SATT)
P.O. Box 800429
Valencia, CA 91380

LA City Planner: Nelson Rodriguez
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Submitted By: PLUM Ad hoc Committee
Henry Rice, WHWCNC PLUM Committee Member
Nancy McLean, WHWCNC PLUM Committee Member

Project Description:

The applicant is requesting a Conditional Use Permit to authorize the expanded use of an existing childcare (Large Family Day Care Home) facility, serving a maximum of 14 children, to increase to 34, pursuant to Section 12.24-W.51 of the Los Angeles Municipal Code. No building alterations or additions are proposed to accommodate the additional students. An increase number of teachers is proposed to accommodate the additional student load, in compliance with State of California regulations.

OVERVIEW AND ANALYSIS:

The facility is located in a 1982 sqft. single-family residence with an attached 347 sqft. accessory dwelling on RA-1 zoned property consisting of two parcels. The front parcel is 7779.4 sqft and the rear parcel is 3581.8 sqft for a total of 11,361.2 sqft. at 6037 N. Fallbrook Avenue. The residence has been converted into a childcare

facility consisting of 3 classrooms. The facility has been operating as a Large Family Day Care Home facility since August 2017 with authorization for a maximum of 14 children.

The front of the property is partially paved and used for parking. Three marked surface parking spaces are proposed, with additional unmarked space for up to two additional vehicles. There is one driveway intended for use by employees and invited guests. A 6 foot high wood fence, with a secured entry gate, is located along the property frontage. The outdoor play area is located at the rear of the property separated from adjoining properties by a 6 foot high fence and landscape.

The Commission on Community and Family Services has certified there is at least 300 feet between the Large Family Day Care Home facility at 6037 Fallbrook and the nearest other Large Family Day Care Home (6104 Fallbrook) facility.

California Department of Social Services Community Care Licensing Division analysis determined that the facility could accommodate 34 children. Their analysis also concluded that the Backyard Play Area could accommodate 55 children. A Conditional Use Permit is required to authorize the use of the facility for the increased student population. No alterations or additions to the structure are required to accommodate the increase in the student population from 14 to 34 at the AITD. The staff will be increased to accommodate the additional students in compliance with State of California teacher to student ratio regulations.

Areas of Concern Identified by the Ad-hoc Committee:

As a result of a detailed review of the project and interviews with the adjacent property owners, the Ad Hoc Committee identified some items of concern as follows:

1. LAMC Section 12.22A3(b)(1)(x) is designed to minimize concentration by limiting the separation between Large Family Day Care Homes, with a maximum of 14 children each, to a minimum of 300 feet. The applicant is requesting to increase the population of children to 34, and another similar existing facility approximately 300 feet away is authorized to have a maximum of 79 children. The plan to increase from 14 to 34 children will increase parking problems, auto traffic congestion and number of children at the street location during drop off and pickup times. A parking lease agreement with New Life Church became effective in August 2017. The lease agreement provides for 5 parking spaces for the staff, and temporary parking for up to 15 cars during normal school hours for morning drop-off and afternoon pickup of children. Apparently, the leased parking spaces are not planned to be used to the extent available. Furthermore, curb marking for restricting parking in front of the facility for drop-off and pickup of children has been implemented. Enforcement of the use of the leased parking arrangements is recommended when the number of children is increased.
2. Interviews with surrounding neighbors revealed existing traffic congestion and parking in front of the facility is creating problems such as blocked driveways and restricted access to trash containers on trash collection day.
3. Without the existing quantity of children at the school, one neighbor complained of disturbing noise at various times when school is in session. Noise monitoring was conducted by the applicant and the results satisfied the committee.

PLUM MOTION

As pertaining to Case DIR-2017-3194-CU, having held **(two)** public meetings for the application filed by the Applicant's Representative, R. Nicholas Brown, for increase of student population from 14 to 34 students at the ATID-Early Childcare Education Center at 6037 N. Fallbrook Avenue, Woodland Hills, California.

WHEREAS, the Commission on Community and Family Services has certified there is at least 300 feet between the Large Family Day Care Home facility at 6037 Fallbrook and the nearest other Large Family Day Care Home facility (6104 Fallbrook); and,

WHEREAS, the California Department of Social Services Community Care Licensing Division has determined that the existing interior space and plumbing fixtures in the facility, and the Backyard Play Area can accommodate 34 preschool children; and,

WHEREAS, the applicant plans to increase the teaching staff to accommodate the additional student load in compliance with State of California teacher to student ratio regulations; and,

WHEREAS, the facility is surrounded by a 6 foot-high fence, permitted in an RA zone, which is secured at the front entrance to provide security and safety for the staff and students; and,

WHEREAS, all play equipment and structures are located in the rear yard only, not visible from the street; and,

WHEREAS, the applicant has agreed to provide 3 marked on-site parking spaces (one for each classroom) in accordance with the Los Angeles Municipal Code; and,

WHEREAS, the applicant has obtained a parking lease agreement with the local New Life Church within 750 feet of the facility for 5 parking spaces for the staff, and temporary parking for up to 15 autos during normal school hours. In addition, restricted parking at the curb in front of the childcare facility has also been implemented. Signs will be added to identify when unrestricted parking is permitted; and,

WHEREAS, the applicant has implemented a contract and a Parents Handbook regarding parent's behavior involving parking and children drop-off and pickup activities;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the project at 6037 N. Fallbrook Ave. receive the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions:

- 1.) The maximum number of children on the premises shall not exceed 34 at any one time.
- 2.) The children attending the center shall be limited to those between the ages of 2 ½ to through 6 years, inclusive.
- 3.) Operation hours shall not exceed the hours of 8:00 am. to 6:00 pm., Monday through Friday.
- 4.) The applicant shall make sure that sufficient liability insurance is in effect to provide coverage for the additional children and staff members.

- 5.) The authorized use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood.
- 6.) All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 7.) The use of the property as an authorized day care shall comply with all requirements of the State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department, and other State and local laws and requirements relating to daycare facilities.
- 8.) Outdoor programs shall be conducted in a manner that minimizes noise impacts to adjoining neighbors in the enjoyment of their property in peace and privacy.
- 9.) In no event shall there be any loudspeaker or public address system installed or operated on any given portion of the premises, and that any other broadcasting device or other recorded music used in connection with any activity be sufficiently modulated so as to not be disturbing to persons residing in the immediate vicinity.
- 10.) There shall be no other activity or use of the property and the residential character of the dwelling shall be maintained, and the exterior facade, landscaping, fences, driveways, and trees shall be maintained in an attractive condition at all times.
- 11.) No fewer than three on-site improved parking spaces shall be provided for staff, with access from Fallbrook Avenue.
- 12.) Drop off times shall be staggered when possible to avoid traffic congestion. Vehicles shall not block driveways or access to garbage containers for collection.
- 13.) All play equipment and structures shall be located in the rear yard only.
- 14.) The property owner/operator shall monitor complaints concerning activities associated with the subject facility to ensure security of the property
- 15.) A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the gate or wall
 - 2) Mailed to abutting property owners and tenants
 - 3) Provided to the Office of Zoning Administration, schools, Certified Neighborhood Council, and local neighborhood homeowner/renter associations, if any
- 16.) Two covered parking spaces shall be provided upon termination of the use of the child care facility and reversion to a single-family dwelling.
- 17.) All lighting shall be shielded and directed onto the site and no floodlighting shall be located that shines directly onto any adjacent property. This condition shall not preclude the installation of low-level lighting
- 18.) The subject property, including any associated parking facilities and abutting streets, sidewalk and alleys shall be kept free of trash and debris on a daily basis.
- 19.) Within 45 days of the effective date of the City's determination of this case, a letter shall be submitted to the Office of Zoning Administration that verifies that applicant/operator has reviewed the results of the Register of California's Convicted Sex Offenders Database for the zip code of the subject site.
- 20.) Noise shall be regulated to comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses, unless technically infeasible.
- 21.) On-site signs and nameplate shall comply with Section 12.21-A.7 of the Los Municipal Code. No other signs or banners shall be permitted.
- 22.) Special events per calendar year shall not exceed seven events annually.
- 23.) The applicant shall prepare and implement a Transportation Demand Management Plan addressing:
 - a. Brochures, programs and flyers advertising activities encouraging alternative transportation as well as other incentives to users who use alternative means of transportation other than single occupancy vehicles.

- b. To reduce potential spillover parking in residential areas, place signs or notices in key locations on-site or other means presenting parking policies and warning drivers of the possibility of being towed for noncompliance with Municipal Code parking laws.
 - c. Parking Overflow. A parking plan/valet plan shall be prepared indicating how overflow parking would be managed by use of on-site tandem parking and off-site location at New Life Church or other permitted location within 750 feet of the subject site.
- 24.) Trash storage bins shall be located behind a gated enclosure constructed so they are unable to be easily viewed from the public domain.
- 25.) Per the Municipal Code, as amended by Ordinance No. 146,030 (Effective July 11, 1974), the fence/wall shall be maintained in good repair and kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible therewith in color and material. Fences and walls shall be uniformly painted or stained or otherwise sealed to prevent weathering or deterioration.
- 26.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 27.) All plans presented on March 14, 2018 at the Board Meeting of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.

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 supporting recommendation to APPROVE this application as presented on March 1, 2018.

Motion: Henry Rice
 Second: Nancy Mclean

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