

CITY OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

FRANKLIN P. EBERHARD
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP
DARRYL L. FISHER
WILLIE H. GERARD
ROBERT JANOVICI
WILLIAM LILLENBERG
LOUIS J. MUTO
JACK C. SEDWICK

DEPARTMENT OF
CITY PLANNING
CALVIN S. HAMILTON
DIRECTOR

KEI UYEDA
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

ROOM 600, CITY HALL
LOS ANGELES, CA 90012
485-3851

February 19, 1986

Rabbi Richard N. Levy
Executive Director
Los Angeles Hillel Council
900 Hilgard Avenue
Los Angeles, CA 90024

Department of Building and Safety

Re: CASE NO. ZA 85-1216(CUZ)
CONDITIONAL USE AND
ZONE VARIANCE
17729 Plummer Street
Northridge Planning Area
Zone RA-1
D. M. 7649
C. D. No. 12
EIR: Exempt

In the matter of the application of Rabbi Richard N. Levy, Executive Director of the Los Angeles Hillel Council for conditional use approval and zone variance on a site located in the RA-1 Zone, please be advised that based upon the findings of fact hereinafter set forth and by virtue of authority contained in Section 98 of the City Charter and Sections 12.24-C and 12.27-B of the Municipal Code, the Zoning Administrator hereby authorizes, as a conditional use, the use of the site described as Lot 94 and a portion of Lot 93 of Tract No. 8699 as more fully described in the legal description attached to the file, located at 17729 Plummer Street, Northridge Planning Area, for:

the continued use and maintenance of an existing religious, educational and counseling student center on an RA-1 zoned site; and, the expansion thereof by a one-story, 3,000-square-foot addition providing a larger meeting room, new restrooms, and a kitchen. Further, with the overall complex having 38 on-site parking spaces.

and also grants a variance from the provisions of Article 2, Chapter I of said Code, but only insofar as said variance is necessary to permit:

reduced side yards observing a combined width of 20 feet, in lieu of the 46 feet required; and, a reduced westerly side yard for the involved structure of 7 feet, in lieu of the 10 feet required,

upon the following terms and conditions:

1. That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A."

7/15-1216(CUZ)

2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. That 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 Zoning Administrator to impose additional corrective conditions, if, in his opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. That all open areas of the property, including any parkways, not designated for a specific use under this application shall be attractively landscaped. Landscaping shall consist of adequate surface cover such as lawn or ivy appropriately interspersed with trees and/or shrubs. Further, these open areas shall be equipped with a well-designed water sprinkling system which shall be installed prior to the issuance of any certificate of occupancy for the use of the property under the subject application. All open areas shall be kept free of weeds, litter, or waste matter of any type so that the entire premises will be maintained in an attractive and safe condition at all times.
5. That the applicant shall dedicate and improve all streets and highways adjoining the subject ownership, including street trees, street lights to the satisfaction of the Bureau of Engineering and with fire hydrants provided to the satisfaction of the Fire Department or such improvements suitably guaranteed at no cost to the City.
6. That 38 on-site parking spaces shall be maintained on the site.
7. That any signs displayed on the premises shall be limited to a conservative identification or directional type only, in keeping with the sign provisions of Section 12.21-A,7 of the Municipal Code, and shall be submitted to and approved by the Office of Zoning Administration prior to the installation.
8. That in the event a caretaker is required on the premises, no more than two persons shall utilize the premises for a permanent residence, and that no more than four persons shall occupy the premises for overnight accommodations.
9. That the premises shall be used only by persons who are employees, members or guests of the Hillel Council. Further, that said persons having occasion to enter the premises shall be instructed to park their automobiles in the off-street parking area provided, rather than on adjacent public streets.
10. That any group activities shall be conducted only during the hours of 7 a.m. to 10 p.m., Sunday through Thursday, inclusive, 7 a.m. Friday to 1 a.m. Saturday, and 7 a.m. Saturday to 1 a.m. Sunday.
11. That the occupancy of the involved counseling center shall not exceed that permitted by the Department of Building and Safety but in no event shall said occupancy exceed 160 patrons.

12. That any further expansion of the involved counseling center including, but not limited to, the construction of new buildings or addition to existing buildings, shall be strictly prohibited.
13. That a 6-foot-high solid masonry wall shall be constructed along the northerly rear lot line and the easterly and westerly side lot lines of the site.
14. That upon taking advantage of the privileges herein authorized by construction of the improvements requested, this determination shall in all respects supersede the previous determination on the site under case Nos. ZA 19375, ZA 20926, and ZA 84-0083, with said determination rendered null and void.
15. That prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this determination shall be recorded by the property owner in the County Recorder's Office; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file.
16. The use hereby authorized is conditional upon the privileges' being utilized within 180 days after the effective date hereof, and if they are not utilized or construction work is not begun within said time and carried on diligently to completion this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed. Furthermore, this conditional use approval shall be subject to revocation in the manner as provided under Section 12.24,1 of the Municipal Code if the conditions imposed are not strictly observed.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after March 6, 1986, unless an appeal therefrom is filed with the Board of Zoning Appeals. Any appeal must be filed on the prescribed forms, accompanied by the required fee and received and receipted at a Public Office of the Department of City Planning on or before the above date or the appeal will not be accepted.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on January 31, 1986, and a review of Case Nos. ZA 19375, ZA 20926, and ZA 84-0083, all of which are by reference made a part hereof, as well as personal knowledge of the property and the surrounding district, I find that practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the zoning regulations would result from a strict enforcement thereof, and that the five requirements and prerequisites for granting a variance as enumerated in the City Charter and in Section 12.27-B,1 of the Municipal Code and the requirements for authorizing a conditional use under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

1. The subject property is a level, irregularly shaped, interior parcel of land located on the north side of Plummer Street westerly of White Oak Avenue. The property fronts on the north side of Plummer Street for a distance of 115.28 feet with a uniform depth of 285.01 feet along the easterly and westerly side lot lines. The property is classified in the RA-1 Zone and developed with the Hillel Student Center of the California State University at Northridge, which is composed of three separate structures with 24 on-site parking spaces.

Adjoining properties to the north are classified in the RA-1 Zone and developed with a fraternity house and a single-family dwelling fronting on the south side of Halsted Street. Adjoining properties on the east and west are similarly zoned and respectfully developed with a single-family dwelling and a parking area serving a student dormitory. Properties to the south across Plummer Street are classified in the RA-1 zone and developed with single-family residences and a church located on the southwest corner of White Oak Avenue and Plummer Street. Plummer Street is a designated secondary highway improved on a variable dedication of 86 feet to 90 feet.

A review of information attached to the file indicates that Case No. ZA 19375 was granted on May 4, 1969 authorizing use of the property as a fraternity house. Subsequently, Case No. ZA 20926 was granted on July 25, 1972 permitting use of the property for a student counseling facility for Jewish students attending the California State University at Northridge and the existing facility was established.

Finally, Case No. ZA 84-0083 was granted on October 26, 1984 permitting a 1,220-square-foot addition to the student facility. However, this grant was never utilized and expired on May 13, 1985.

At the present time, it is the intention of the applicants to construct a one-story, 3,000-square-foot addition on the property which will join all the separate structures under one roof. In this fashion, the existing meeting room can be expanded and a new kitchen and bathrooms can be provided. An additional 14 parking spaces will be provided for the addition thereby resulting in a parking area accommodating a total of 38 vehicles exceeding a ratio of one parking space for every five occupants.

Since student counseling centers are only permitted in the RA Zone after investigations and the establishment of findings, the subject request has been filed seeking conditional use authority for this purpose.

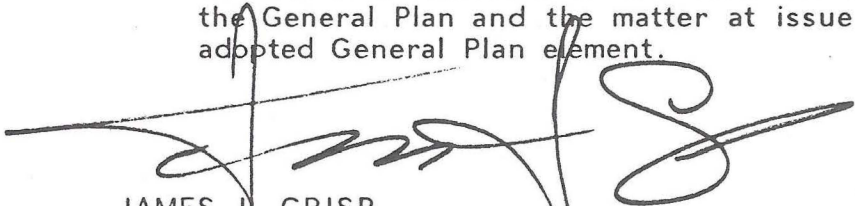
In the opinion of the Associate Zoning Administrator, the request has merit. The existing counseling center has operated in this location serving the Jewish students of the California State University at Northridge since 1972 with no record of controversy or concern. The site is ideally located for the subject purpose fronting on a secondary highway within walking distance of the university. The student counseling center provides a needed service for students by providing a central place for discussion groups, lectures, forums, religious services, and occasional social events such as dinner and dances. Parking is adequate on the site for the subject purpose and service facilities of this type are needed and expected to support the student population.

In view of the aforementioned consideration, it is deemed that the location of the student counseling center is proper in relation to adjacent uses and to the development of the community conforming with the elements and objectives of the General Plan. Further, that under the conditions of approval imposed, there is no evidence of material detriment to the character of the development in the immediate neighborhood. The categorical exemption issued on July 19, 1984 for Case No. ZA 84-0083 is deemed to be sufficient in its environmental assessment of the current project and it is noted that the site is located in an area of minimal flood hazard (i.e., Zone C) which is not subject to the provisions of the Flood Hazard Management Specific Plan.

2. The requirement for increased yards in this instance would appear unnecessary and would not serve any benefits. The addition is more interior and will not result in an increase of buildings near the property lines. Under the circumstances and since the facility has operated for more than 13 years without any detrimental effect, the strict application of the provisions of the Zoning Ordinance would, in this case, result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.
3. There are exceptional circumstances applicable to the subject property which do not generally apply to other properties in the same zone and vicinity in which the site is located. The property is located near the college and is surrounded by lots designated for future college-oriented uses.
4. The granting of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same size and zone classification, but is denied the property in question because of the special circumstances described in Findings 1 and 2 above. Further, this grant will permit the continued use of this site serving the students in a more desirable manner.
5. The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the same zone and vicinity in which the property is located in relation to existing

improvements on adjoining properties. The distance adjoining buildings are from the site will alleviate any possibility of affecting development thereon.

6. The granting of the variance will not adversely affect any element of the General Plan inasmuch as the basic use of the property is consistent with the General Plan and the matter at issue is not dealt with directly in an adopted General Plan element.



A large, stylized handwritten signature in black ink, appearing to read 'James J. Crisp', is written over the printed name and title below.

JAMES J. CRISP
Associate Zoning Administrator

JJC:II

cc: Director of Planning
County Assessor
Councilman Hal Bernson
Twelfth District
Fire Department, Hydrant Unit
Bureau of Engineering, Street Opening
and Widening Division
Adjoining Property Owners