

10824 Topanga Canyon Blvd, 91311

PROJECT

The applicant, is seeking operate a childcare facility for 94 children, ages 2 ½ -5 years old. It would operate Monday-Friday, 6:30 am to 6:00 pm. on a property with an existing House of Worship. No construction is proposed and no increase in square feet.

REQUEST

Pursuant to Section 12.24-W,51, request for a Conditional Use Permit to operate a childcare facility for 94 children ages 2 ½ -5 using nine (9) existing classrooms and two (2) offices approximately 6,353 square feet, Monday-Friday 6:30 am to 6:00 pm, in the A2-1 Zone Classification.

PROPERTY

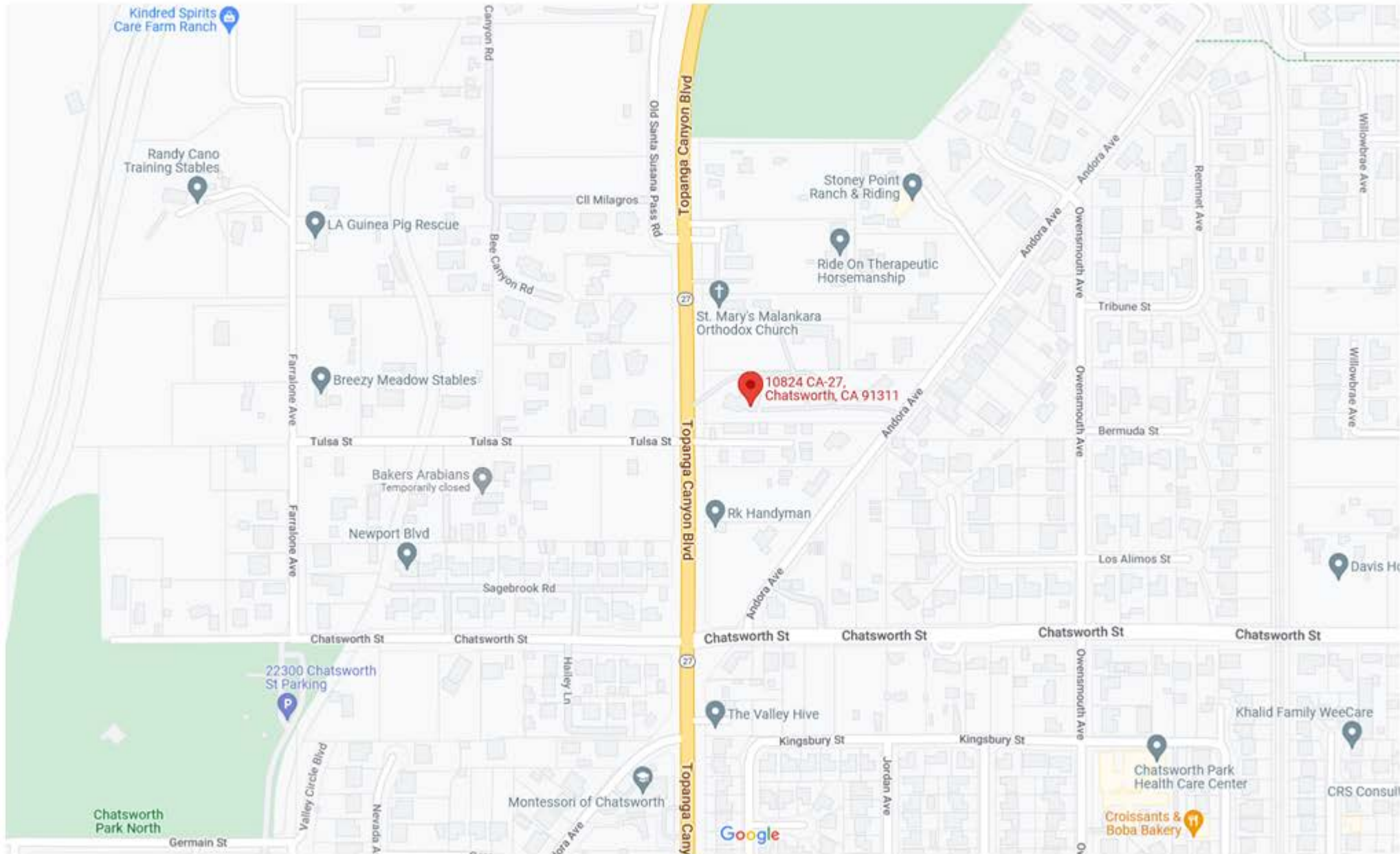
The Property is improved with a single-family dwelling (pastor's residence), a chapel, and several classrooms and offices on a 4.8-acre parcel.

Prior Approvals by the Department of City Planning on the Subject Site

Case No. ZA 1984-0707(CUZ) On February 22, 1985, the Office of Zoning Administration approved a Conditional Use Permit for the continued use and maintenance of an existing nursery school originally approved under Case Nos. ZA 21070 and 21840, which expired January 1, 1981, but now to allow expansion of the said facility, including children ages two to five, and the establishment of a preparatory school, including grades one through 12 utilizing the existing church facility for a total of 150 students in both facilities with hours of operation from 8 am and 6 pm, Monday through Friday, in conjunction with the permitted church use.

Case No. CPC 2014-2144-CU On January 24, 2019, the Los Angeles City Planning Commission approved a private, special needs school (K through 12th grade) for a maximum of 40 students, operating within seven classrooms for teaching and physical therapy. The school will operate from 8:00 am to 4:00 pm with educational hours of 9:00 am to 3:00 pm, Monday through Friday.

Vicinity Map for 10824 Topanga Canyon Blvd., 91311



JURISDICTIONAL AND PLANNING/ZONING INFORMATION



**Community Plan Area Chatsworth -
Porter Ranch – Very Low I Residential**
Area Planning Commission North Valley
Neighborhood Council Chatsworth
Council District CD 12 - John Lee
Census Tract # 1132.11

Zoning A2-1

Zoning Information (ZI) ZI-2438 Equine
Keeping in the City of Los Angeles
General Plan Land Use Very Low I
Residential



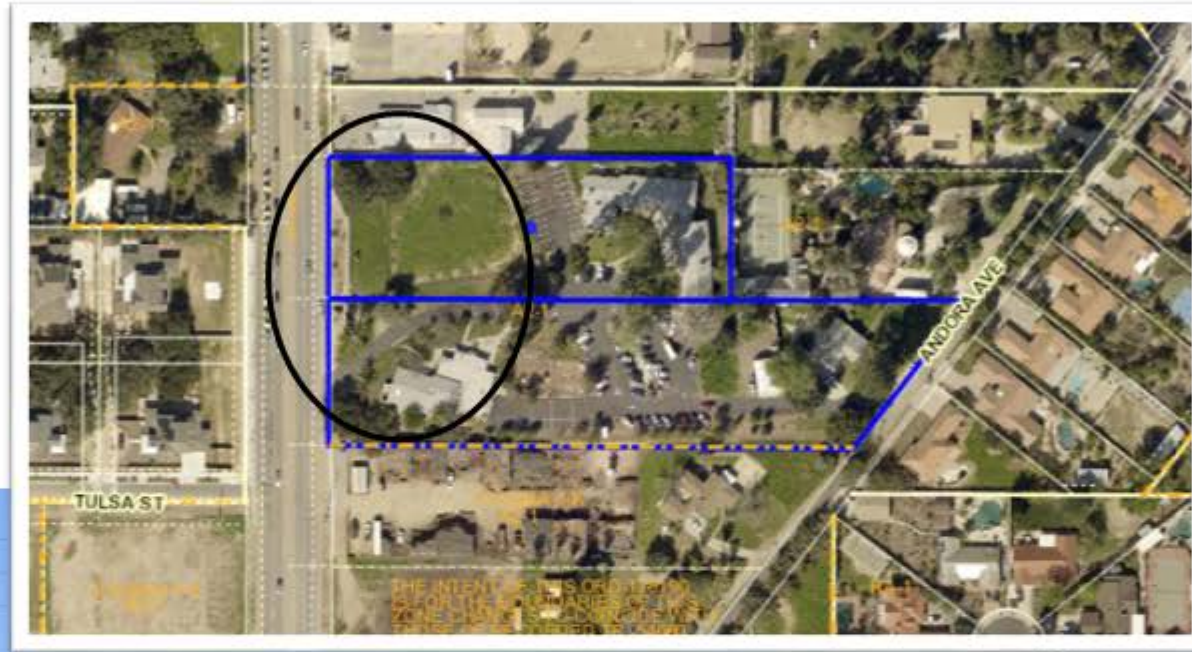
1 East side of block face frontage looking north



2 East side of block face frontage looking south



Portion of Subject Site from Topanga Canyon Blvd.









Portion of subject site from Andora Ave.



Portion of 10801 N ANDORA AVE



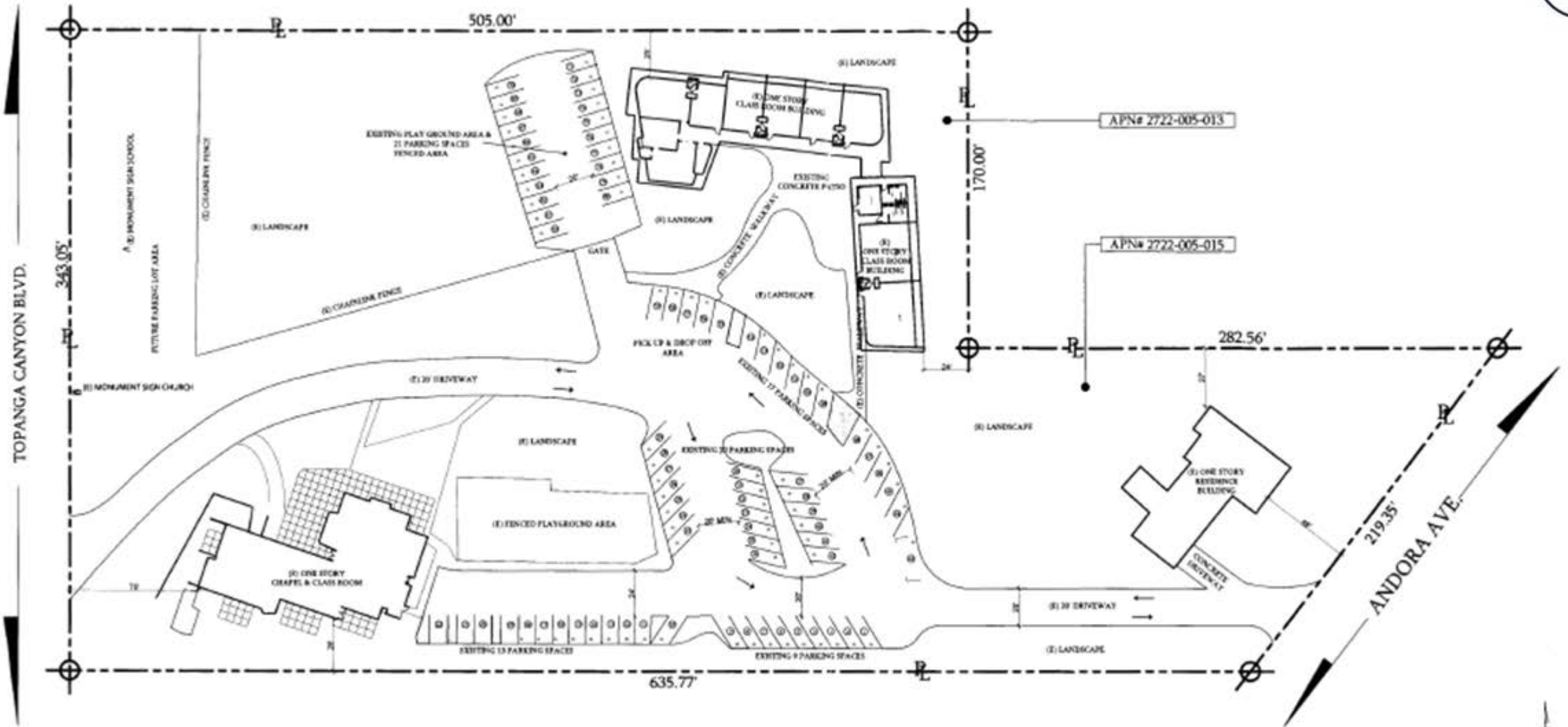


10839 N ANDORA AVE



10831 N ANDORA AVE





EXISTING SITE PLAN

SCALE: 1" = 20'

Portion of site to remain vacant 1

Subject Site



Fork in driveway showing ingress on the right





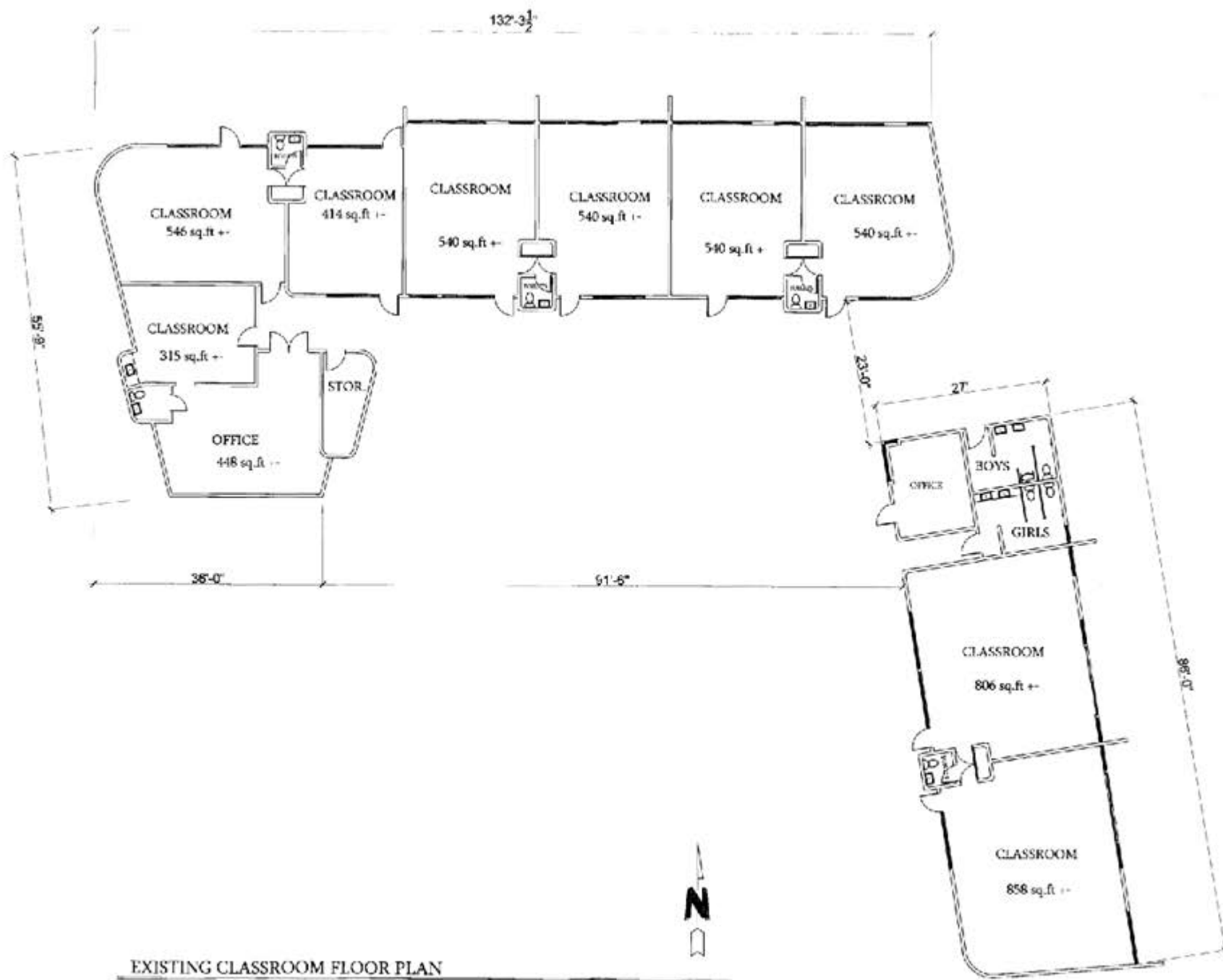
1 East classrooms



2 North classrooms

Subject Site





EXISTING CLASSROOM FLOOR PLAN

CLASSROOM AND OFFICE SPACE - TOTAL 6353 sq. ft. +-

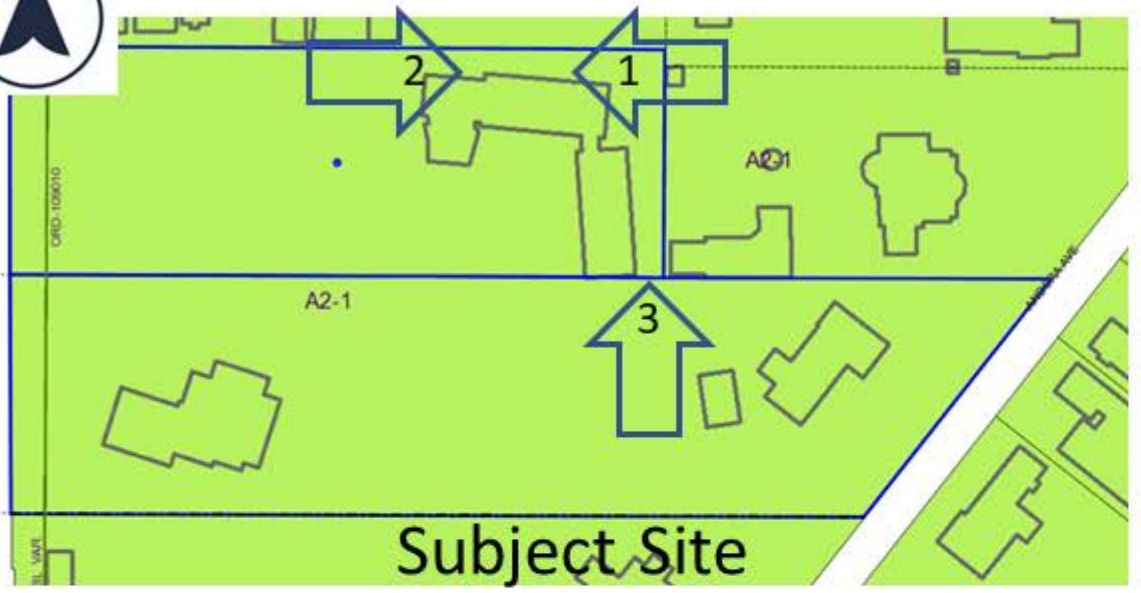


SCALE: 1/8" = 1'-0"

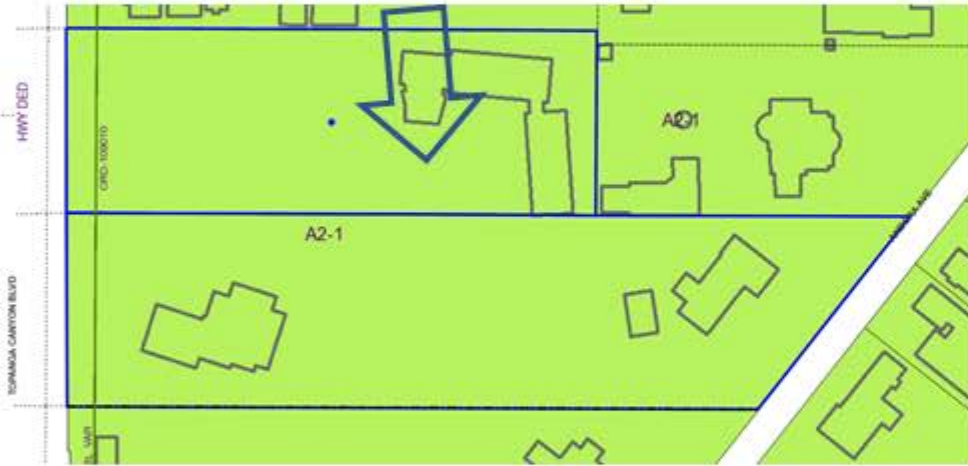


HWY 260

TOPANGA CANYON BLVD



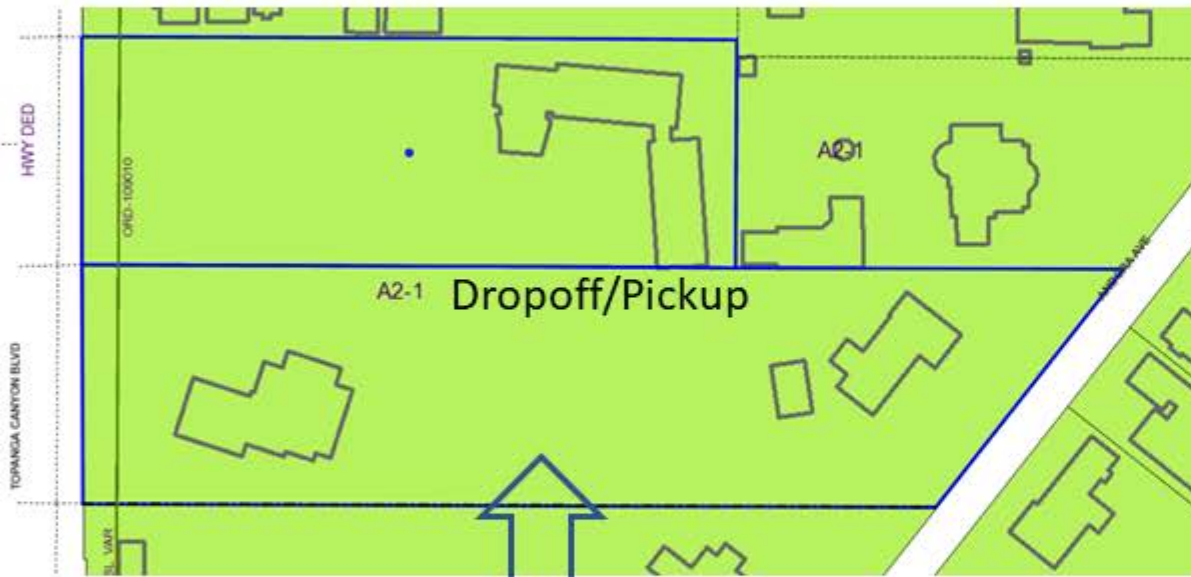
Subject Site



Front yard/entrance gate

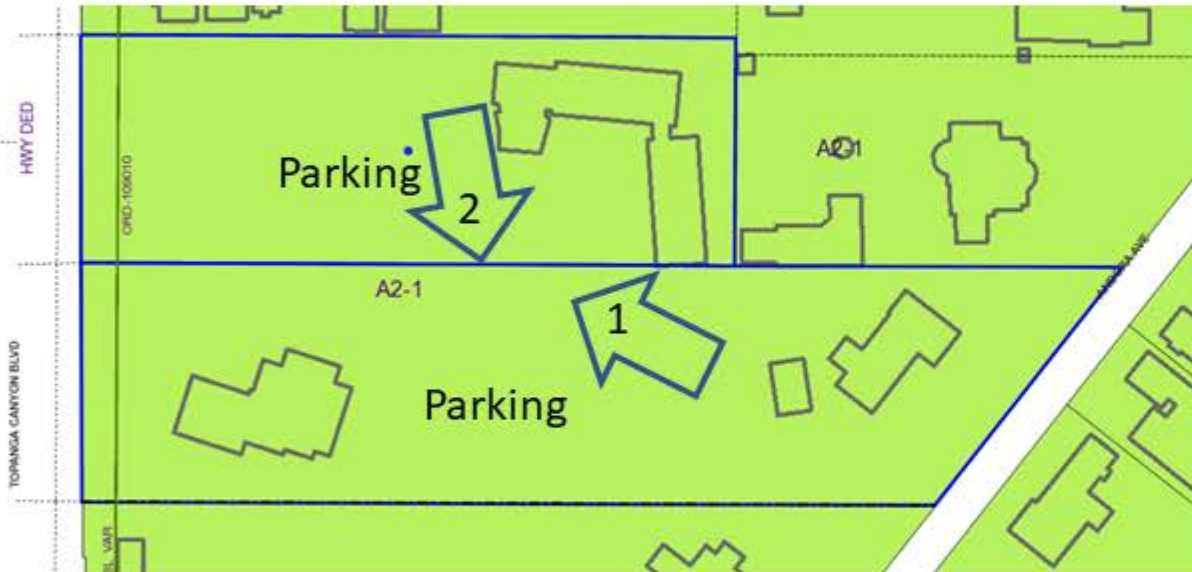


Subject Site



Directional arrows showing vehicle circulation. Dropoff shown between the two vehicles adjacent to gated yard.

Subject Site



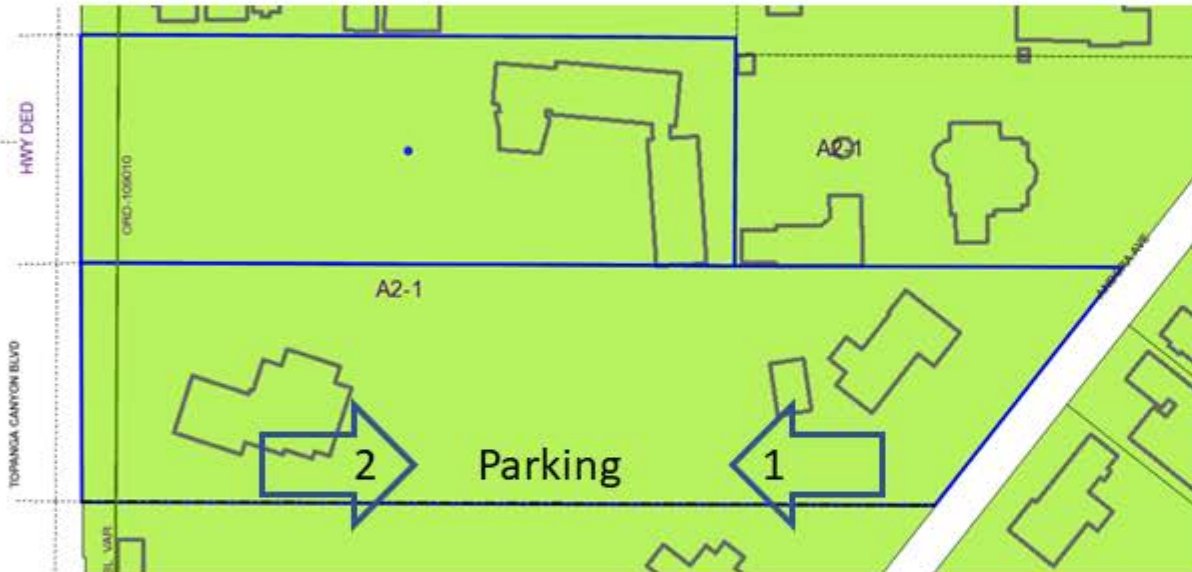
1



2



Subject Site



1



2



RECOMMENDED CONDITIONS

Authorization: Maximum of 94 children between 2 ½ and five years. Operation hours shall not exceed the hours of 6:30 am to 6:00 pm, Monday through Friday.

Hours of Operation - A facility meets the conditions of approval for opening a child care center when the hours of operation fall between 7 am and 7 pm (*Motion CF 20-0652*)

Approval of this permit will run with the land, and an operator has the right to continue to operate as a child care center under this permit for so long as the above conditions are followed. (*Motion CF 20-0652*)

Complaint Response/Community Relations:

- Monitoring of complaints. The property owner/operator shall monitor complaints concerning activities associated with the subject facility and ensure the Property's security.
- Complaint monitoring. A 24-hour "hotline" 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.

Compliance with other agencies. The use of the Property as an authorized child daycare shall comply with all requirements of the State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department. (*Motion CF 20-0652 and Standard for Large Family Day Care Home*)

Lighting: 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 security lighting.

Maintenance: The subject property, including any associated parking facilities and abutting streets, sidewalks, and alleys, shall be maintained in a neat and attractive condition at all times and shall be kept free of trash and debris daily.

Megan's Law: Within 45 days of the effective date of this determination, a letter shall be submitted that verifies that the applicant/operator has reviewed the results of the Register of California's Convicted Sex Offenders Database for the zip code of the subject site

Pages 2 and 3 not shown.

Conditions based on Large Family Daycare
and proposed in Motion CF 20-0652