

ATTACHMENT A

BACKGROUND INFORMATION

CHABAD OF WOODLAND HILLS

5225 Kelvin Avenue
Woodland Hills, CA 91364

PROJECT OVERVIEW

The Applicant, Rabbi Yossi Gordon for Chabad of Woodland Hills, requests Plan Approval for the continued use and maintenance of an approximately 1,492 square-foot single-family dwelling with an approximately 446 square-foot attached garage as: 1) a Place of Worship in the RA Zone with seven (7) on-site parking spaces and sixteen (16) off-site leased parking spaces located within 750 feet in lieu of 23 total on-site parking spaces otherwise required, located at 5225 Kelvin Avenue in the Woodland Hills community of the City of Los Angeles (CD-3, Blumenfield), pursuant to Case No. ZA-2012-161(CU)(ZV).

REQUEST

In order to implement the proposed Project Rabbi Gordon requests **PLAN APPROVAL**, pursuant to Condition No. 8 of the Letter of Determination (7/15/2013, attached). Please note, the Certificate of Occupancy for the approved use was issued on June 21, 2019. The Applicant also requests that no further Plan Approvals be required.

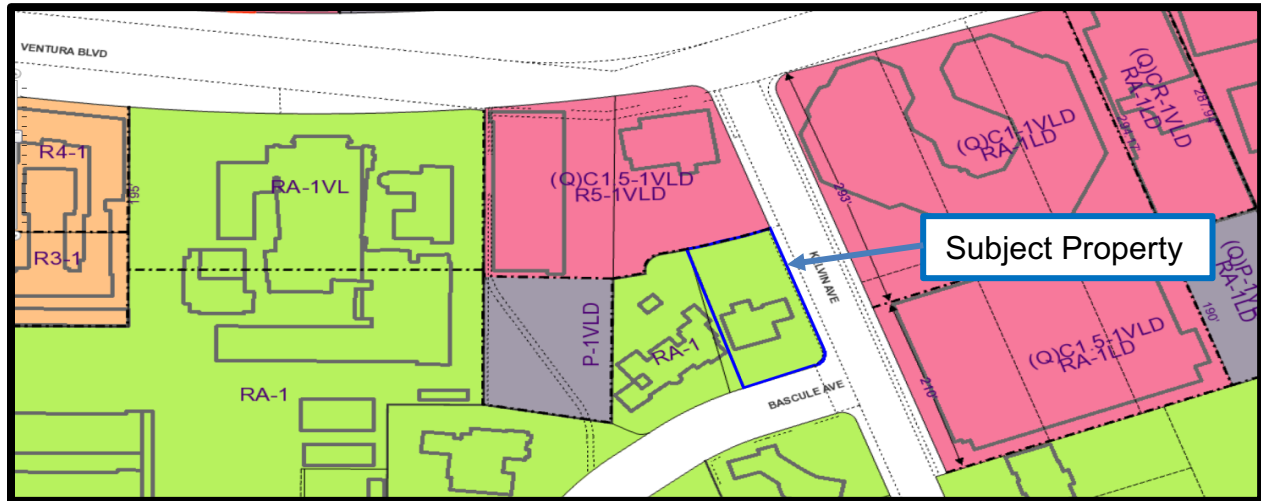
BACKGROUND

Subject Property

The Subject Property is a flat, rectangular-shaped, approximately 14,894 square-foot corner lot with an approximately 166-foot frontage along N. Kelvin Avenue, an approximately 87-foot frontage along Bascule Avenue with a depth of approximately 177 feet (from Bascule Avenue to the rear property line) and a width of approximately 85-feet (from Kelvin Avenue to the westerly-side property line). The property is developed with a one-story approximately 1,492 square-foot single-family dwelling with an approximately 446 square foot attached garage, built in 1954-1955 (Permit No. VN88988).

On July 15, 2013, the Zoning Administrator approved: 1) a Conditional Use Permit authorizing conversion of a 1,492 square-foot single-family dwelling into a religious facility on a 14,894 square-foot lot in the RA-1 Zone; and 2) a Variance granting seven (7) on-site parking spaces in lieu of 23 spaces with 16 parking spaces provided off-site within 1,500 feet of the subject site by lease otherwise required. A building permit (VN 36298) was issued for the conversion of the residence to a temple/religious institution on March 8, 2017. On June 21, 2019 a Certificate of Occupancy was issued for the completed conversion of the residence into a religious institution and conversion of the garage into a playroom.

FIGURE 1 – SUBJECT PROPERTY
(With Zoning Shown)



Condition No. 8 of the entitlement required Approval of Plans Review shall be filed one (1) year after the effective date of said determination or after issuance of the Permanent or Temporary Occupancy Permit, whichever is longer. The Certificate of Occupancy was issued on June 21, 2019. The Applicant was infected with the Covid-19 virus resulting in the delay of filing this Plan Approval application.

Surrounding Properties

Property to the north is zoned [Q]C1.5-1VLD/R5-1VLD and is developed with two-story Wells Fargo Bank building. Properties to the south (across Bascule Avenue) and west are zoned RA-1 and are improved with single-family residences. Property to the east (across Kelvin Avenue) is in the (Q)C-1-1VLD/RA-1LD and (Q)C-1.5-1VLD/RA-1LD Zones and is improved with a four-story office building and three-level parking structure.

PROJECT DESCRIPTION

The Applicant seeks to continue use and maintenance of the religious facility in the existing 1,492 square foot single-family structure with the 446 SF attached garage as: 1) a Place of Worship in the RA-1 Zone; 2) with seven (7) on-site parking spaces and sixteen (16) off-site leased parking spaces located within 1,500 feet in lieu of 23 total on-site parking spaces otherwise required.

All Conditions of Approval as stated in the Letter of Determination for Case No. ZA-2012-0161(CU)(ZV) are in compliance. There are no unresolved complaints filed against the Subject Property. Following is a summary of pertinent conditions restated along with an explanation of compliance. The conditions are numbered to correspond to the numbered condition of the Letter of Determination:

1. **Compliance with the Municipal Code** – Complies.
2. **Substantial conformance with plot plan** – Complies

3. **Conducted with due regard to surrounding district** – complies.
4. **Graffiti** – There have been no incidences of graffiti on the Subject Property.
5. **Building Plans with conditions of approval** – attached to this application are PDF's of the building plans with the Letter of Determination and Conditions of Approval printed on page 1, as submitted to LADBS for the permit issued to convert the residence with attached garage to the religious institution.
7. **Master Covenant and Agreement** – attached to this application is document no. 20140271491, Master Covenant and Agreement recorded with the County Recorder on March 18, 2014 agreeing to comply with the nineteen (19) conditions of approval.
8. **Approval of Plans** – this application for Plan Approval is submitted as required by condition no. 8.
9. **Authorization Space**
 - a. Conversion of the residence to temple – the conversion of the residence was completed as evidenced by the building permit and Certificate of Compliance, attached.
 - b. Space restrictions – as indicated in the building plans submitted to LADBS for the conversion (attached), the space restrictions (size) have been complied with.
 - c. Studio unit – the west side of the structure shows the bathroom and the bedroom/office which together constitute the studio unit.
 - d. Change of address – the property address was changed from 5233 Bascule Avenue to 5225 Kelvin Avenue as evidenced by the Building Permit issued for the conversion of the residence to a synagogue.
10. **Authorization/Use**
 - a. Hours of operation – hours of daily operation are kept between 7 am and 11 pm.
 - b. Worship services, related celebrations and annual holidays including total occupancy does not exceed the attendance as shown in **TABLE 1 – EVENT ATTENDANCE** (approved by the Zoning Administrator as Exhibit B to the Letter of Determination).
 - c. Outdoor activity – all outdoor activity takes place in the backyard.
 - d. Rental of facilities – the facility is never rented for non-congregation events.
 - e. Weekday children's religious school – there is no weekday children's school.

TABLE 1 – EVENT ATTENDANCE

Event	Approx. Month (precise dates vary)	Description (incl. where on property)	Time	Estimated Attendance
High Holy Days (five days)	Sept./Oct.	Mostly indoors. Approx. 1 hr./day in backyard	10 am-2 pm 6-10 pm	90
Purim (one day)	March/April	Indoors and backyard party; games for children		90 - 120
Passover (one day)	April	Indoor ritual meal.	6-10 pm	40
Shavout (one day)	May	Indoor prayer service and meal	10 am-2 pm	40
Guest lecture; Minor life-cycle event	(Floating) 9 events	Indoor prayer service; backyard gathering, eating.		50
Major life-cycle event (no wedding parties)	(Floating) 3 events	Indoor prayer service; backyard gathering, eating		90-120

11. Complaint response/community relations

- a. Monitoring complaints – complaints are monitored and recorded.
- b. Phone number posting – the phone number is posted on the wall at the entry gate to the facility and is visible to the public near the pedestrian entrance. A photo of the sign is attached. The phone number was sent to adjacent property owners, the zoning administrator and to the neighborhood council. **IS THERE A LETTER TO THE NEIGHBORS REFLECTING THE NOTICE OF PHONE NUMBER THAT CAN BE ATTACHED**
- c. Log – a log is kept of all complaints (attached). Complaints received between 2013 and 2015 involved excessive noise from children playing in the backyard and parking on Bascule and were resolved. There were no complaints between 2015 until July, 2019. One complaint received in July, 2019 was a parking complaint on Bascule during a Bar Mitzvah event. There have been no repeats of any complaints since July, 2019.

12. Environmental Mitigation Measures

- Minimum 5-foot-wide landscape buffer is provided along westerly property line;
- One 24” box tree was planted for every four parking spaces provided on-site;
- Outdoor lighting was designed and installed with shielding so the light source cannot be seen from adjacent properties or the public right-of-way;
- Trash receptacles are kept closed and stored along the easterly property line inside the six-foot high masonry wall so it is not visible to neighbors or to the public (see attached photo);

- To attenuate noise, a six-foot masonry wall shall be maintained along the westerly property line, and no amplified music or sound are permitted outdoors; IS THERE A PHOTO OF THIS WALL
13. Lighting - There is modest lighting in the backyard, directed away from the adjacent neighbor's property. Please see the photos (attached) of the wall mounted lights.
 14. Maintenance – the Subject Property including any associated parking facilities, and abutting streets, sidewalks have been and continue to be maintained in a neat and attractive condition at all times, and kept free of trash and debris on a daily basis.
 15. Noise
 - a. Worship – all worship activities are conducted indoors.
 - b. Regulating noise – complies with Los Angeles Noise Regulations.
 - c. Noise shall not disturb the neighborhood - Complies
 - d. Outdoor use – we do not use public address systems or loudspeakers. No sound amplification or musical instruments are used in religious services.
 16. Parking/Circulation
 - a. Off-site parking – Current lease agreement is attached;
 - b. Bascule – congregants are not permitted to park on Bascule Avenue. See photo of sign on wall indicating “No Chabad Parking on Bascule” (attached);
 - c. Parking Overflow – when overflow parking is anticipated, congregants are directed/reminded to park at the off-site location or on Ventura Boulevard.
 - d. Drop-off/pick-up – drop-off and pick-up occurs on-site.
 - e. Transportation Demand Management – emails to congregants include reminders not to park, drop-off or pick-up on Bascule; and to suggest walking or other appropriate transportation modes such as buses or carpooling.
 17. Public Service (Streets Public Improvements) - complies
 18. Signs – there is one identification sign that also identifies the hot line number, on the wall by the entry gate (photo attached).
 19. Trash – The trash receptacles are placed in the rear yard along the easterly property line (Kelvin Avenue) far from the neighboring residence. The 6-foot masonry wall enclosing the yard provides a visual concealment from neighboring residences and the public right-of-way.

The Applicant requests that no further Plan Approval be required subsequent to the approval of the current application.

STREETS AND CIRCULATION

Kelvin Avenue is designated “Collector” in Mobility Plan 2035 with a proposed 66-foot public right-of-way and a 40-foot roadway width.

Bascule Avenue is designated “local street-standard” with a proposed 60-foot wide public right-of-way and a 36-foot paved roadway.

RELATED CASES

ZA-2012-161(CU)(ZV): On July 15, 2013 the Zoning Administrator approved a Conditional Use Permit authorizing conversion of a 1,492 square-foot single-family dwelling into a religious facility on a 14,894 square-foot lot in the RA-1 Zone; and a Zone Variance granting seven (7) on-site parking spaces in lieu of 23 spaces with 16 parking spaces provided off-site within 1,500 feet of the subject site by lease otherwise required, with 18 conditions of approval.

CPC-2019-1742-CPU: A community plan update is in process for the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.

ORD 129279: On January 12, 1965 the City Council adopted the “Hillside Ordinance” designating specific properties as hillside area properties.

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