

Planning, Land Use and Mobility Committee
Case Report / 8.5.21
ZA-2012-161-CU-ZV and ENV-2012-160-MND
Plan Approval for Existing Use / Chabad Of Woodland Hills
5225 N. Kelvin Avenue
Woodland Hills, CA 91364

Project Description: Plan Approval for Chabad Of Woodland Hills
Applicant: Rabbi Yossi Gordon
Rep: Gary Werner / Brad Rosenheim / Rosenheim & Associates
t: 818.716.2659; e: gary@raa-inc.com

LA City Planner:
Case Leader: Lauren Coffman / PLUM Chair / l.coffman@whcouncil.org
PLUM Meeting: June 17, 2021 / First Presentation
August 5, 2021 / Second Presentation
September 2, 2021 / Motion discussion & vote



Overview of Site and Project

The Applicant, Rabbi Joseph 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).

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) below:

8. Approval of Plans Review. In order to provide for reexamination of the matter one (1) year after the effective date of this Determination or after issuance of the

Permanent or Temporary Occupancy Permit, which every is longer, an "Approval of Plans" shall be filed.

Said application must be filed no later than .three months prior one year after the utilization of the authorization and said application must be made on the appropriate forms and fees paid. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-1 of ,the Los Angeles Murricipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner notice labels for abutting properties include the Council District, Certified Neighborhood Council, and individuals on the interested parties list related to the subject authorization.

The applicantowner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the Los Angeles Municipal Code. The applicant shall submit proof that at least a summary of the compliance documentation was mailed to address labels noted above which included a statement that "In compliance with the conditions of approval, the attached documentation is mailed to interested parties. To assist the Planning Department in determining if a public hearing shall be held, interested parties should contact the Planning Department within two weeks."

The Zoning Administrator may elect to waive the public hearing if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy.

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. The full list of Conditions Of Approval can be found in the **Letter Of Decision** and in the **Attachment A / Background Information**, both attached.

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. See **Attachment B / Plan Approval Findings**

Overview of Site and Project

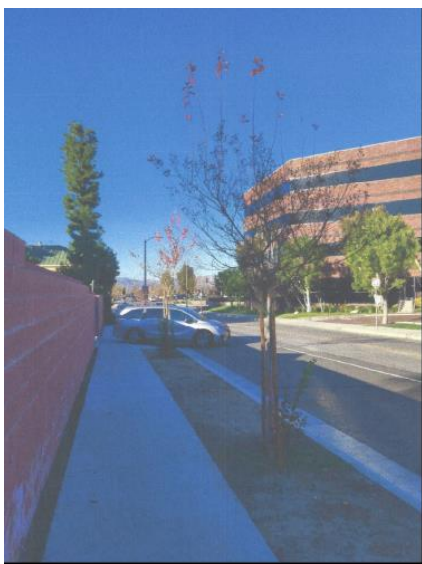
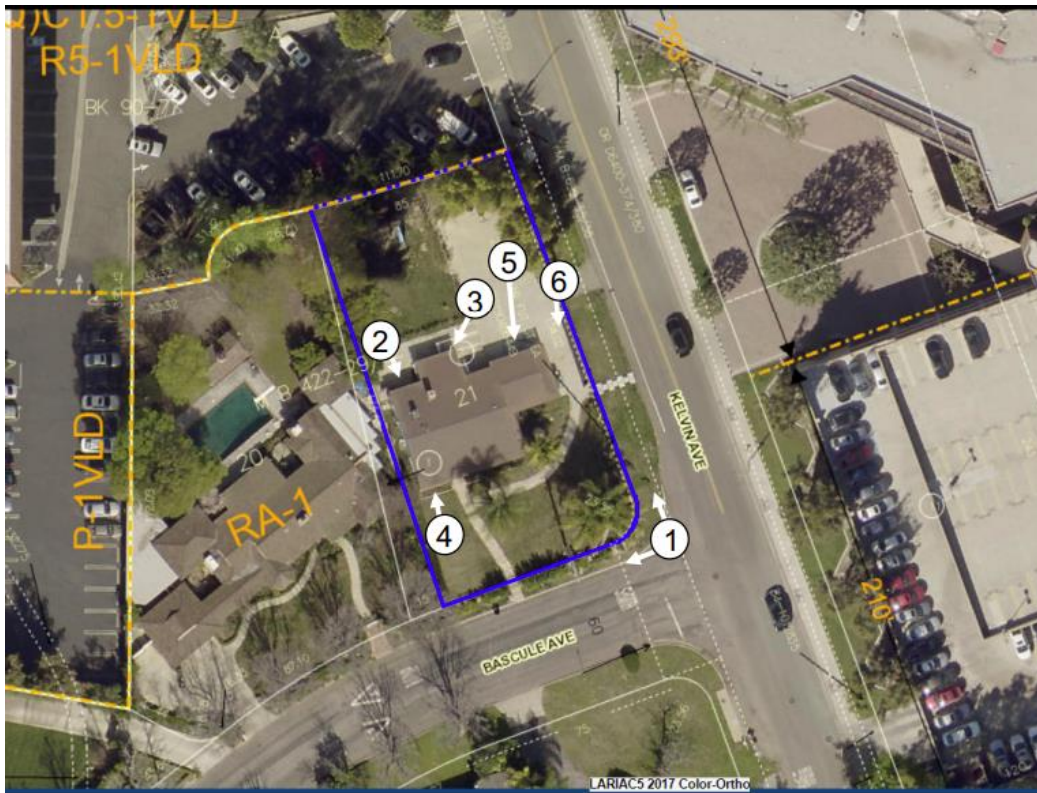
As per Attachment A:

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).

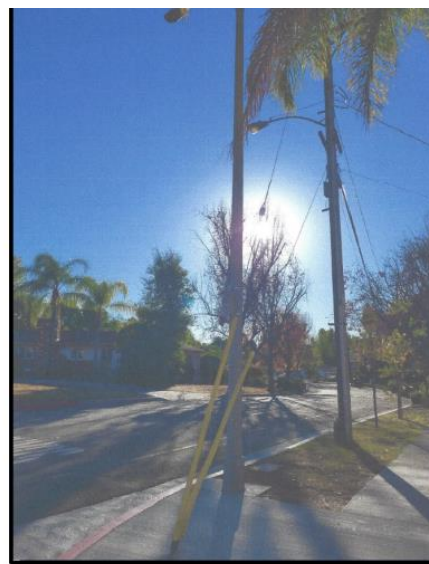
On July 15, 2013, the Zoning Administrator approved: 1) a Conditional Use Permit authorizing conversion of a 1,492 square-foot single-family dwelling into a religious facility on a 14,894 square-foot lot in the RA-1 Zone; and 2) a Variance granting seven (7) on-site parking spaces in lieu of 23 spaces 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.

Site



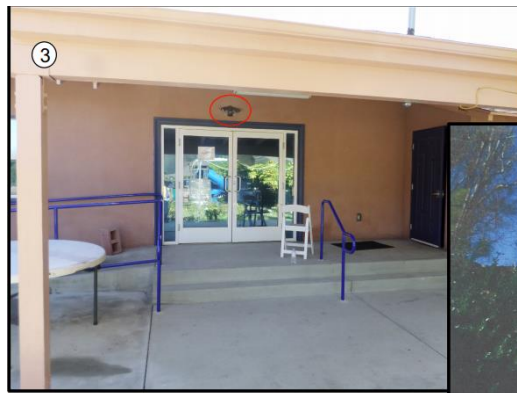
Viewing north along Subject Property's Kelvin Avenue frontage toward Ventura Boulevard.



Viewing west along Subject Property's Bascule Avenue frontage.



② Exterior mounted wall light pointed away from neighboring residential.



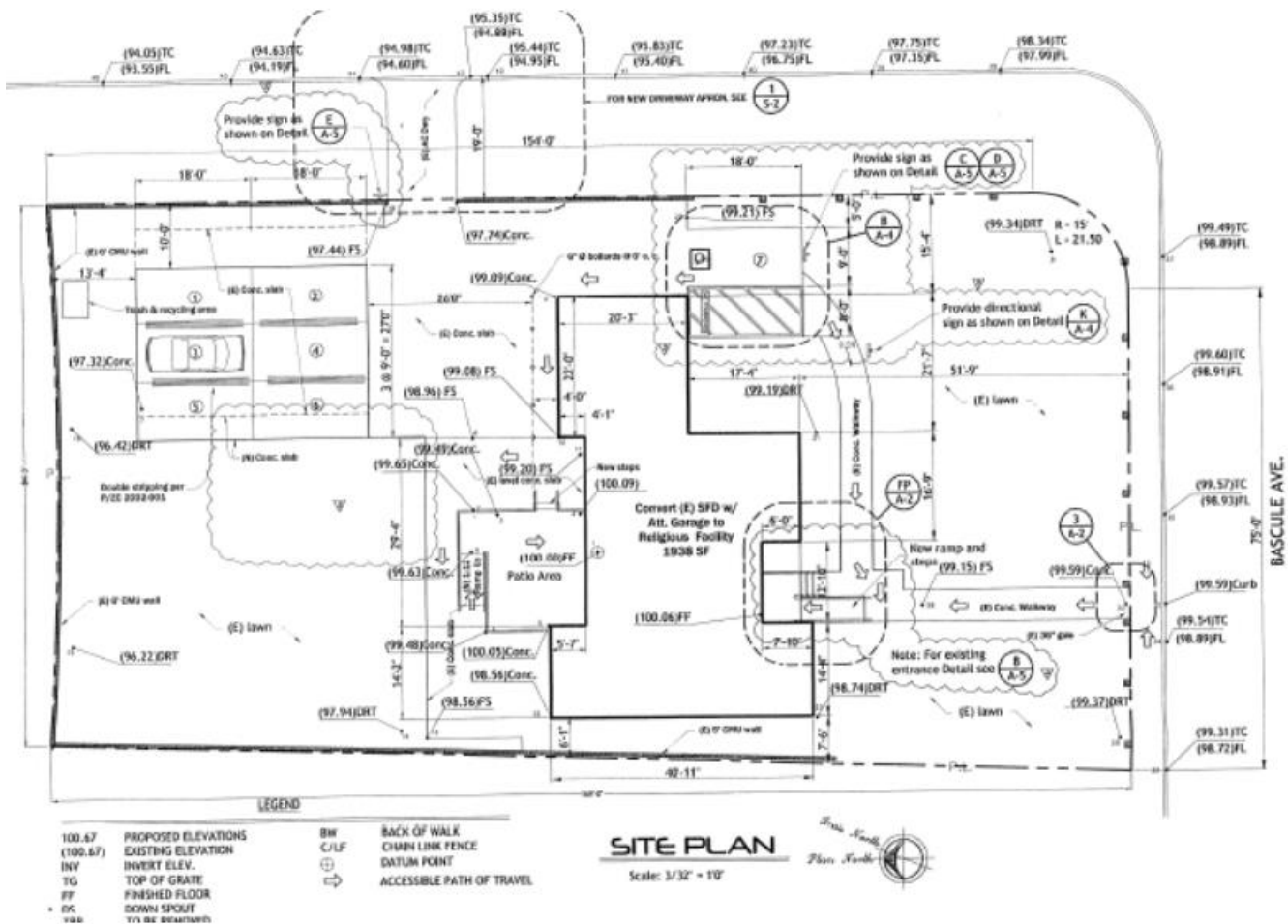
③ Exterior mounted wall light shielded from neighboring residential.



⑤ Exterior mounted wall light shielded from neighboring residential.



⑥ Trash receptacles stored inside screen wall adjacent to Kelvin (away from adjacent residential neighbor).



PLUM Motion

As pertaining to Case ZA-2012-0161-CU-ZV and ENV-2012-160, having held three virtual public PLUM meetings for the application filed by the representatives Gary Werner and Brad Rosenheim of Rosenheim and Associates for the Applicant Rabbi Joseph Gordon for Plan Approval as required by Condition No. 8 of the Letter Of Determination *and no further Plan Approvals* for Chabad Of Woodland Hills, located at 5225 N. Kelvin Avenue, Woodland Hills, CA 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the applicant is seeking Plan Approval as required by Condition No. 8 of their Letter Of Determination issued July 15, 2013, by the City Of Los Angeles Planning Department, *and no further Plan Approvals*; And,

WHEREAS, as per Attachment A prepared and submitted by the applicant's representative Rosenheim & Associates, the applicant has been in compliance with all the Conditions Of Approval, as stated in the Letter Of Determination for Case No. ZA-2012-0161-CU-ZV; And,

WHEREAS, as per Attachment B / Plan Approval Findings, prepared by the applicant's representative Rosenheim & Assoc, the applicant has followed all Operational Conditions imposed on this use (see page 6-7); And,

WHEREAS, any complaints received and logged in, those being in regard to playground noise and parking along Bascule, were addressed and resolved; And,

WHEREAS, the required off-site parking lease, which was initiated 11.29.14 for three years, has been extended by means of an addendum signed on 2.27.2019 for five years; And,

WHEREAS, the committee delivered 37 notices and agenda to the neighborhood and received comment from 5 persons;

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings stated herein, finds that the submitted application submitted by the applicant Rabbi Joseph Gordon / Chabad Of Woodland Hills

A) **Receive in part the support** of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action with the following conditions:

- 1) Prominent posting of approved locations for parking and any restrictions to parking.
- 2) Reinstatement of parking restrictions limited to 1500 feet per the original Conditional Use.
- 3) Consideration by Planning for requirement(s) for having a manned complaint phone line during facility use.

B) **Deny in part the support** of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action of: No Further Plan Approvals

FURTHERMORE, 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 Council member Bob Blumenfield of its findings, and its subsequent recommendation to **support in part and deny in part** this application as presented on October 13, 2021.

Motion: August Steurer

Second: Sean McCarthy

Vote: Aye : 4 Nay: 3

Abstain: 1 Recused: 0