



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 7357 North Jordan Avenue (7305-7357 North Jordan Avenue, 21817 West Wyandotte Street)

Case No.: CPC-2018-2938-CU
CEQA No.: ENV-2018-2939-CE
Hearing Held By: Hearing Officer on behalf of the City Planning Commission
Date: Tuesday, January 15, 2019
Time: 11:00 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401
Staff Contact: More Song, Planning Assistant
200 North Spring Street, Room 763
Los Angeles, CA 90012
More.Song@lacity.org
(213) 978-1319

Council No: 3 – Blumenfield
Related Cases: N/A
Plan Area: Canoga Park – Winnetka –
Woodland Hills – West Hills
Zone: R1-1
Plan Overlay: N/A
Land Use: Low Residential
Applicant: Diane Pritchard,
Village Charter Academy
Representative: Nichole Smith,
Horizon Development and
Entitlement

PROPOSED PROJECT:

The project involves the expansion of an existing public charter school (Village Charter Academy) serving Grades Pre-Kindergarten through 5. The applicant is requesting to allow the use of two existing prefabricated modular buildings totaling 2,880 square feet (including a 1,440 square-foot classroom building with two classrooms and a 1,440 square-foot administrative office building); with the proposed expansion, the school will have a total floor area of 29,811 square feet. The subject modular buildings are one story and a maximum of 17 feet in height. The school is also proposing to increase its enrollment from 290 students currently to a new maximum enrollment of 375 students. Additional landscaping and recreation features will also be provided as a part of the project. Hours of operation for the school will be from 6:30 a.m. to 5:30 p.m., Monday through Friday; other uses which share the site (but which are not a part of the scope of this project), including a church and various community classes and sports, will operate during select daytime and evening hours throughout the week. Eighty-three automobile parking spaces, ten short-term bicycle parking spaces, and four long-term bicycle parking spaces will be provided on-site.

REQUESTED ACTION(S):

On behalf of the City Planning Commission, the Hearing Officer will consider:

1. An Exemption from CEQA pursuant to State CEQA Guidelines, Section 15305 and City CEQA Guidelines, Class 5, Category 23, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to LAMC Section 12.24-U,24, a Conditional Use Permit to allow the use and maintenance of a public charter school for Grades Pre-Kindergarten through 5 in the R1-1 Zone; and

3. Pursuant to LAMC Section 12.24-S, a Conditional Use Permit to allow changes to the parking requirements not to exceed 20 percent of the requirements otherwise required by the LAMC.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.