

July 10, 2014

APPROVAL OF PLANS & REDUCTION IN SITE REQUEST

CONDITIONAL USE PERMIT NUMBER: CUZ 1978-277

THE CHURCH ON THE WAY

14300 SHERMAN WAY VAN NUYS CA 91405

REQUEST AND GENERAL BACKGROUND

Pursuant to the Los Angeles Municipal Code, sections 12.24 W & 12.24 N., the applicant requests an Approval of Plans and Reduction in Site to permit the addition of an existing parking lot located at 7056 Lennox Avenue into the existing Conditional Use Permit and the removal of a parking lot located at 7101 Lennox Avenue from the existing Conditional Use Permit.

Approval of Plans per section 12.24 W of the Los Angeles Municipal Code

The property located at 7056 Lennox Avenue is currently used and developed with 26 parking spaces (now know as parking lot # 10). It was recently determined that this site was never included in the existing conditional use permit, case number CUZ 1978-277. However is has been used for the past thirteen years as part of the large parking area on the east side of Lennox Avenue that services the needs of the church.

As indicated on the Plot Plan submitted with the case, this 50 ft. wide parcel of land is between parking lots #3 and #4. The church purchased this vacant property in 1997 and developed it as a parking lot in 2001. They paved the surface and were able to stripe the lot with 26 parking spaces. Access isles where created by removing 3 parking spaces from the northerly parking lot # 3. However there was a gain in total parking by 23 spaces for the churches overall operation. The removed, but required, 3 parking spaces will be provided within parking lot # 7 located at 14400 Sherman Way which has surplus parking that includes 178 non-required parking spaces.

At this time the church/applicant would like to have this location officially recognized and incorporated into their existing land entitlement.

Reduction in Site per section 12.24 N of the Los Angeles Municipal Code

On January 16, 2014 Conditional Use number CUZ 1978-277 (PA2) authorization the removal of parking lot #1 from the existing conditional use. During the processing of this request, the church was contacted by the owner of property located at 7055 Lennox Avenue. The owner inquired about the availability of purchasing parking lot # 5 at 7101 Lennox Avenue. This lot being adjacent and north of his 150 unit apartment building would serve the needs of his existing tenants with additional parking spaces. Currently the apartment complex has 169 on-site parking.

Parking lot # 5 is located at 7101 Lennox Avenue and is developed with 50 parking spaces and currently recognized as part of the existing conditional use permit, case number CUZ 1978-277. At this time the church would like to remove the parking lot from the land entitlement.

The applicant is proposing to transfer the 50 required parking spaces to two locations. With 24 spaces going to parking lot # 7, at 14400 Sherman Way, and 26 to parking lot # 10 at 7056 Lennox Avenue.

The result of this maintains the 542 required parking spaces and provides 165 non-required parking spaces for a total of 707.

The following chart indicates the parking lot locations as noted on the site plan, along with the number of existing and maintained parking spaces:

1. Parking lot # 1	Removed from campus	
2. Parking lot # 2	Existing required 13	Maintain required 13
3. Parking lot # 3	Existing required 217	Maintain required 214 (3 lost from driveway isle serving lot # 10)
4. Parking lot # 4	Existing required 88	Maintain required 88
5. Parking lot # 5	Existing required 50	Proposed 0 (relocated to lots # 7 and #10)
6. Parking lot # 6	Existing required 84	Maintain required 84
7. Parking lot # 7	Existing 250 (72 required + 178 non-required)	Existing 250 (99 required + 151 non-required)
8. Parking lot # 8	Existing required 18	Maintain required 18
9. Parking lot # 9	Existing non-required 14	Maintain 14 (non- req. CUP- PA1 in Aug.2006)
10. Parking lot #10		Maintain required 26
Provided Parking	Existing 734 (542 req+192 non-req)	Maintain 707 = (542 req.+165 non-req)

CASE HISTORY

In 1978, per case number CUZ 1978-277, the property located at 7101 Lennox Avenue know as parking lot #5 was part of 515 required parking spaces that included the construction of a multi-purpose building with an assembly room with non-fixed seating; the conversion of two existing apartment buildings for Sunday school and church related uses; and the addition of 380 permanent and 149 non required (by reciprocal agreement) parking spaces to an existing 135 spaces for a total of 664 spaces.

In 1991 per case number CUZ 1978-277 (PAD) this same location was part of 542 required parking spaces that included modifications to enlarge the overall church site, establish a supply and facilities office, modify the sanctuary, add additional parking and convert the existing Sunday school classroom space into sanctuary usage. The site plan submitted with this request indicated several parcels that were also part of the church's operations, by which either additional parking was being provided or that of additional services. These parcels are zoned commercial and the church used these sites for resource and related office space. The total parking at that time was 771 spaces.

In 1991, parking lot #7 at 14400 Sherman Way accommodated The State of California Human Resources Development Department. The church, by reciprocal agreement, continued to utilize the 149 non-required parking spaces and later, as noted in this same case CUZ 78-277 (PAD), the number of parking spaces at this location became 161 non-required spaces.

In September of 1994 the church purchased The State of California Human Resources Development Department's location at 14400 Sherman Way (parking lot 7) and, under building permit, removed the existing structure and created a surface parking lot with 250 non-required spaces.

Please see the certificate of occupancy issued by The Department of Building and Safety on August 3, 1995, which permitted the re-stripping of parking lot 6 and parking lot 7, at 14400 Sherman Way into its current configuration.

In January of 2014, Conditional Use number CUZ 1978-277 (PA2) authorization the removal of parking lot #1 form the existing conditional use and transferring the 72 required parking spaces to lot #7 while not reducing the required total number of parking spaces. The result of this request maintained the 542 required parking spaces and provided 189 non-required parking spaces for a total of 731.

JUSTIFICATION

Parking lot #5, being west of Lennox Avenue, has been an underutilized location being separated from the church's day-to-day operation. It is isolated between two large apartment buildings and not an irrigate part of the churches campus. The church hopes to sell this property and use the proceeds to better the church facilities and services. The request is reasonable and removing the isolated parking lot from day-to-day operation of the church will have no effect on its operation.

New parking lot #10 located at 7056 Lennox Avenue is currently used and developed with 25 parking spaces. It was recently determined that this site was never included in the existing conditional use permit, case number CUZ 1978-277. At this time the applicant would like to have this location officially recognized and incorporated into their existing land entitlement. The recognition of parking lot 10 is a formality at best and the total number of parking spaces provided will be 706, far more than the 542 parking spaces required by CUZ 78-277 (PAD).

FINDINGS

That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The request to remove the property from the existing conditional use permit and relocate the required parking to an existing church parking, with ample non-required parking, will not effect the day-to-day operation of the church. Additionally, this location, being isolated between two large apartment buildings and not an irrigate part of the churches campus has been underutilized. The church will sell this property and use the proceeds to better the church facilities and services. The recognition of parking lot #10 is a formality at best and the total number of parking spaces provided will be 706, far more than the 542 parking spaces required by CUZ 78-277 (PAD).

In this way, the removal of the site will help benefit the community and continue to provide valuable and essential services.

That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The existing parking lot located at 14440 Sherman Way (lot #7), as noted on the site plan, is zoned C2-1VL and P-1VL allowing commercial uses, including parking. It is improved with 250 parking spaces. There are no proposed physical changes to be made with this request. The modification of the existing conditional use, CUZ 78-277 (PAD), is technical in nature and will not adversely affect or further degrade adjacent properties or the surrounding neighborhood, nor impact the public health, welfare, and safety. The 542 required parking spaces would continue to remain.

That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The modification of the existing conditional use, CUZ 77-278, is technical in nature and the proposed transfer of required parking from one site to another site is merely a formality required by the Los Angeles Municipal Code. The existing institutional use has been part of this community for more than 50 years and, as such, the proposed modification does not change that fact and it will continue to conform with the purpose, intent, and provisions of the General Plan and Community Plan.

PREVIOUS CASE HISTORY

Case No. CUZ CUZ 78-277(PA2)- On January 16, 2014 the Zoning Administrator approved a reduction in site of property located at 14305 Sherman Way from the existing church campus and relocated the existing 72 parking spaces to another part of the campus at 14400 Sherman Way

Case No. CUZ 78-277(PA1)- On August 3, 2006 the Zoning Administrator approved plans authorizing the expansion of the existing church site by adding two lots to be used for a walkway and non-code required parking for 14 spaces in the R3-1 Zone.

Case No. CUZ 78-277 PAD- On June 3, 1991 the Zoning Administrator approved modifications to enlarge the overall church site by the demolition of structure on sites 28 and 30-34; use sites 35-36 for supply and facilities office; construction of replacement structure with a covered open side way to the sanctuary through a recorded yard; demolition of structures on sites 24-26 for additional parking; and removal of interior nonbearing walls in the sanctuary (living room), site 27, converting existing Sunday school classroom space into sanctuary usage.

Case No. CUZ 78-277- On December 14, 1978, the Zoning Administrator approved the construction of a multi-purpose building with assembly room with non-fixed seating; the conversion of two existing apartment buildings for Sunday school and church related uses; and the addition of 380 permanent and 149 (by reciprocal agreement) parking spaces to an existing 135 spaces for a total of 664 spaces; and a variance for the waiver of masonry walls on both sides of the property at 7056 Lennox Avenue and substitution of a masonry wall to extend 6 inches above new paving in adjacent church parking lot and installation of a 5-foot high chain link fence above the retaining wall.