



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

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 participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: 12041-12053 West Burbank Boulevard & 5617-5617 ½ North Agnes Avenue

Case No.: CPC-2020-4127-CU-ZV

CEQA No.: ENV-2020-4128-CE

Hearing Held By: Hearing Officer on behalf of the City Planning Commission

Date: Wednesday, June 2, 2021

Time: 10:30 a.m.

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted remotely at the following link:

<https://planning-lacity-org.zoom.us/j/86407461793>

Meeting ID: 864 0746 1793

Passcode: 844300

Participants may also dial by phone:

(213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID of:

864 0746 1793 #

Council No: 2

Related Cases: N/A

Plan Area: North Hollywood – Valley Village

Zone: C1-1VL, [Q]C1-1VL, [Q]C2-1VL & P-1VL

Plan Overlay: N/A

Applicant: David Aaron Rubenstein,
Yeshiva Ketana of Los Angeles
Brad Rosenheim & Sarah

Representative: Golden, Rosenheim &
Associates, Inc.

Staff Contact: Esther Ahn, City Planner
200 North Spring Street, Room
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Los Angeles, CA, 90012
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(213) 978-1486

PROPOSED PROJECT:

The project involves minor tenant improvements and a change of use from a childcare facility to a private school for Grades Kindergarten through 8 within three existing buildings totaling approximately 12,560 square feet of floor area. The proposed project will not increase the footprint or envelope of the existing structures; there will be no addition of floor area or new construction associated with the project. The school proposes a maximum of 324 students and will provide 14 automobile parking spaces along with 16 bicycle parking spaces. The school proposes to operate from 7:45 a.m. to 5:00 p.m., Monday through Thursday, from 7:45 a.m. to 2:00 p.m. on Fridays, and from 9:00 a.m. to 12:15 p.m. on Sundays, with occasional exceptions for up to 12 special events annually.

REQUESTED ACTION(S):

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

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,24, a Conditional Use to permit the use and maintenance of a private school for Grades Kindergarten through 8 in the C1-1VL and [Q]C1-1VL Zones; and

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