

Special Instructions for:

DEEMED-TO-BE-APPROVED (PAD) OR PLAN APPROVAL (PA) CONDITIONAL USE SCHOOLS, CHURCHES, SENIOR HOUSING, ANIMALS

ZONING CODE SECTIONS: 12.24 U 24, Private and Public Schools; Section 12.24 U 4, Nursery or Preschool; Section 12.24 W 49, Church or other Religious Institution; Section 12.24 W 38, Housing for Senior Citizens and/or Handicapped Persons; Section 12.24 W 5, Commercial Grazing, Breeding, Boarding, Raising or Training of Domestic Animals

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS** should also be followed.

Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.

ADDITIONAL INFORMATION/FINDINGS: Answer the following questions. You may attach additional sheets if necessary.

1. Explain how the location of the project will be desirable to the public convenience and welfare, proper in relation to adjacent uses of the development in the community, and not detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan. **Please see attached Findings (Attachment B)**
2. Explain why this application is being filed at this time.

This application is being filed in accordance with Condition 8 of case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP- ZAD-SPP, which provides for a Plan Approval for reexamination of conditions within one year of the issuance of a Certificate of Occupancy. St. Joseph Center is additionally requesting the modification of Conditions of Approval 11, 12, 21, 28, 29 and 34. See Attachment A for further information.

3. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.

Deemed-to-be-Approved Plan Approval

4. What is the current zoning on the property? RD1.5
What was the zoning when the building was built? RD1.5

5. Subject property is level _____ sloping X rectangular _____ irregular-shaped _____ parcel of land.

6. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.

The site is presently developed with a 2-story, approximately 30,000 square foot church, non-profit social service center and child care facility.

7. Surrounding properties. Fill in the following matrix:

	zones	uses
Northerly	RD1.5-1	Multi-family residential
Southerly	M1-1	Commercial; multi-family residential
Westerly	City of Santa Monica	Multi-family residential
Easterly	RD1.5-1	Multi-family residential

8. If you are rebuilding, is it on the same foundation? yes/no N/A Are you adding floor area? yes/no No. If yes, how much? N.A. 0 %

9. Is a conditional use permit now on the property? Yes/no Yes If yes, what type? Childcare and church non-profit center
What sections of the Municipal Code permits this use(s)? Approved pursuant to sections 12.24.U.4 (rep.) and 12.24 W.9 Attach a copy of all prior conditional use cases to this application. **See Attachment H.**

10. Is the use site the same size it was when it was established? Yes/No _____ Yes _____ If the site has changed in size please explain.

N/A

11. Was the use discontinued for a year or more? Yes/No No. If yes, please explain:

N/A

If the use was discontinued for a period less than one year, give dates N/A

12. How many parking spaces are now on the site? 132. How many parking spaces were on the site on the date that the use became established? 132 were required. How many spaces will be required by Code for the proposed addition? 0. What will be the total number of parking spaces required by Code for this site, if the Plan is approved? 132 per case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP-ZAD-SPP.

13. Improvements were originally permitted on 8/25/2006, Building Permit No. 06010-10000-00334 and Certificate of Occupancy issued on 07/21/2008 (Attach copies.) **See Attachment I.**

The Office of Zoning Administrative Research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.

APCW 2003-3304-SPE-CU-CDP-ZAD-SPP, CF 04-0676, DIR-2008-4703-DI, ORD-175694, ORD 175693, ORD 172897, ORD 164844-SA580, ZA 1985-1133-CUZ, ENV 2003-3305-MND

14. How many retail uses did you have originally? none How many are you proposing? none
Parking spaces to be provided N/A

THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR PRIVATE SCHOOL, CHILD CARE, NURSERY OR PRESCHOOL FACILITY

1. Describe the type of school (e.g., elementary, junior high school, nursery, etc.).

Child care. No change proposed.

2. What is the maximum number of students (children) to be enrolled at each grade and age level?

48 children per condition 12 of case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP-ZAD-SPP. No change proposed.

3. What are the hours of operation? Indicate whether Monday through Friday only or also weekends.

See Attachments A and G for existing and proposed hours of operation.

4. What are the number of classrooms and teachers? No change proposed.

5. What are the number of administrative staff? Approximately 9 new staff members are proposed in connection with the personal money management program. See Attachments A and G for additional information.

6. Will there be busses, and, if so, where will they be stored? No.

7. Where will cars load and unload students? How many cars?

Loading and unloading will occur as per condition 18 of case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP-ZAD-SPP. No change proposed.

8. Describe the size and location of signs.

Signage has been implemented in accordance with an approved signage plan per condition 20 of case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP-ZAD-SPP. No change proposed.

9. Does anyone live on the premises; if so, where? No.

10. Are there to be special events, e.g., fund-raising events, parent-teacher nights, graduation ceremonies or athletic events? How often are these proposed?

See Attachments A and G for existing and proposed modifications to conditions.

11. Is there a main place of assembly, e.g., auditorium, gymnasium or stadium, and if so, how many fixed seats?

There is no main place of assembly. The existing project includes a multi-purpose room with movable (i.e. non-fixed) seating. No change proposed.

12. Is there to be night lighting and/or a public address system (please identify on your plot plan as well as discussing in the application)?

No changes to night lighting or public address system are proposed.

13. What are the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?

There are 132 parking spaces on site. No change proposed.

14. Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.

15. Are there to be any buildings/structures demolished/remodeled? No.

THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR CHURCHES OR OTHER RELIGIOUS INSTITUTION.

1. What are the number of fixed seats (if no fixed seats, then the amount of square footage) for sanctuary (or auditorium or gymnasium if applicable).

No change proposed.

2. Is there to be religious instruction, e.g., Sunday School? If so, where on the site, number of children, ages, etc.

No change proposed.

3. Is there to be a nursery school, preschool, child day care, elementary, junior high or high school also? If so, see instructions under Private School, Child Care, Nursery, or Preschool (above).

See above.

4. What are the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?

See above.

5. Are there to be any buildings/structures demolished/remodeled?

No.

6. Is there to be special events or activities both indoor and outdoor likely to attract large numbers of people, additional noise or other activities not normally associated with a day-to-day operation of the church? If so, what?

See above.

THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR HOUSING DEVELOPMENTS WITH REDUCED PARKING OCCUPIED BY PERSONS 62 YEARS OF AGE OR OLDER AND/OR HANDICAPPED PERSONS.

1. What type of development is it (e.g., H.U.D., church-sponsored, low-income, etc.)?
2. Will there be medical, nursing care or any special care taking place on the premises (be specific)? Will special transportation be provided? (e.g., buses, vans, etc.)?
3. Will there be any commercial activities on the site, e.g., beauty salon, barber shop, drugstore, convenience market?
4. Will the apartments have kitchens, central dining area, or both?
5. What are the required number of parking spaces for your proposed development?
6. How many do you propose to provide?
7. Do you have the required alternate parking plan in the event of a change in occupancy? If so, be sure to include two copies of such plan with your application.
8. What are the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?
9. Are there to be any buildings/structures demolished/remodeled?

THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR COMMERCIAL BOARDING, GRAZING, TRAINING OR RAISING OF DOMESTIC ANIMALS

1. Describe number and type of animals involved.
2. Describe the number and location of accessory animal structures (including corrals) and whether such shelters have a roof (indicate distance between such shelters and front, side or rear property lines).
3. Are you requesting a variance from the City's parking area improvement requirements, e.g., paving, striping, masonry walls, etc.? Please indicate.
4. Is there to be a training ring? Will it have lights? Are there to be shows, and if so, how often? How many people would be accommodated, and what type of seating would be provided? Where will horse trailers be parked?

5. What is the approximate distance between animals and a) residence on the subject property; b) neighboring residences; c) schools; d) churches; e) hospitals; f) public assembly places; g) restaurants?
6. Is there to be a public address system? Where? Are bullhorns to be used?
7. Are there to be signs on the site? What size, and where located?
8. Are there living quarters on the site? If so, what type?
9. Are there to be any large vehicles, e.g., hay truck, horse vans, etc., stored on the site, and if so, how many and where?
10. Are there any special measures proposed for handling manure and abating files? What?
11. What are the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?
12. Are there to be any buildings/structures demolished/remodeled?