



Venice Neighborhood Council
Post Office Box 550
Venice, California 90294
310-606-2015



**Land Use and Planning Committee
Report to VNC Board of Officers
January 19, 2010**

Case Number: ZA 1999-0645 (CUZ)

Project Address: FIRST YEARS PRESCHOOL
1010 Amoroso Place, near Lincoln and Venice

Legal Description: Lot 7, Tract 6609

Zone: R1-1VLD

Venice Subarea: East of VCZSP area - Lincoln Corridor

Size of Parcel: Approx. 5,453 square feet

Size of Project: Approx. 1,350 square feet, 1 parcel

Type of Project: Fifteen-year renewal of existing CUP, adding eight occasional parenting/educational events to the existing twelve per year.

Current use: Day care center

Required parking: Three onsite spaces

Available parking: Three onsite spaces

Permit Application Date: 10/31/09

Date of Planning Report: TBA

Date of End of Appeal Period: TBA

Applicant: Margaret Grundstein

Address: 1010 Amoroso Place

Representative: Applicant

Contact Information: 310.399.3120

Date(s) heard by LUPC: December 9, 2009

Zoning Adm. Date: TBA

**WLA Area Planning
Commission Date:** TBA

LUPC MOTION

Motion that the VNC Board of Officers accept LUPC's Staff Report regarding 1010 Amoroso Place and that the VNC Board recommend approval of the project as presented.

Vote: Yes, unanimous.

STAFF REPORT

Project Description per Permit Application Filed October 31, 2009:

Preschool Renewal. The applicant requests fifteen-year renewal of an existing Conditional Use Permit to operate a preschool day care center for twenty-six children, Monday through Friday between the hours of 8am and 6pm, and up to eight occasional evening or weekend functions per year, in addition to the current twelve.

Summary of LUPC Findings:

Originally approved to operate as a preschool in 1988, the project location has been optimized over time for its current use, through fencing, conversion of the garage into a classroom and the front yard into a play area, without sacrificing its appearance as a single-family dwelling, and continuing to maintain its three required parking spaces. The project's zero-congestion parking policy contributes to its continuing success over twenty years in the neighborhood. Each renewing Zoning Administrator Determination (1994 and 1999) evidences acceptance of the project by all parties, with praise from community members, the Community Plan Advisory Committee and the Council District. The 1999 grant includes the Councilmember's urgent request for project approval in perpetuity.

The project's first two approvals were each for five years; its 1999 approval was for ten years. The applicant currently seeks a fifteen-year approval. The applicant also seeks to add eight occasional events to the existing twelve per year, in order to provide working parents with parenting programs outside school hours while conforming to the project's existing use.

Project Prior Case history: 1993-1096(CUZ); 1988-0782(CUZ)

Summary of Arguments Against this Project:

None conceivable for this renewal of existing and welcome use.

Summary of Arguments For this Project:

History of superlative education and child care.

Ongoing attention to project compliance, goals and community outreach.

Universal praise of the project's dedication to fulfilling a continuing community need.

This project's applicant demonstrates a degree of rigor, consideration and due diligence that can serve as the example for all entitlement applicants.

Summary of Public Comment:

Sixteen written letters, from neighbors abutting, opposite and in the neighborhood of the project, unanimously praise the applicant's continuing efforts and strongly support project renewal.

Venice Coastal Zone Specific Plan Sections governing this site and application:

None: This project is outside the Venice Coastal Zone. As such, occupancy and parking requirements are governed by LAMC. In this case, both documents agree on the parking requirement: one parking space for every 500 s.f of floor area. Ref: LAMC (12.21.A4(c)3), 12.21.A4(f) and VCZSP [13.D].

Los Angeles Municipal Code:

Relief from 12.24.X.24.

Child care facilities. (Added by Ord. No. 176,545, Eff. 5/2/05.) A Zoning Administrator may grant an application to permit a child care facility for 21 to 50 children in the R3 and RAS3 zones.

Pursuant to 12.25:

Large Family Day Care Home. (Added by Ord. No. 176,545, Eff. 5/2/05.)

(a) Pursuant to Section 12.22 A.3.(b)(3), a Zoning Administrator may grant an application to permit a Large Family Day Care Home within 300 feet of any existing Large Family Day Care Home.

12.22 A.3.(b)(3):

Exemption from Concentration and Spacing Condition. If a proposed Large Family Day Care Home is not in compliance with the concentration and spacing condition set forth in Section 12.22 A.3.(b)(1)(x) above, then the operator may apply to the Zoning Administrator for an exemption from this condition pursuant to Section 12.24 X.25. (Amended by Ord. No. 176,545, Eff. 5/2/05.)

DOCUMENTS ON FILE:

Project materials are posted for your reference at:

<http://venicenc.org/Projects#1010%20Amoroso> and
<http://venicenc.org/node/1364#1010%20Amoroso%201999%20approval>

Author of Report: Jed Pauker

Date: January 19, 2010

Approximate Hours Spent on this Project by LUPC Staff: 9