



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: August 17, 2006

TO: Planning Commission

APPLICANT: Conejo Jewish Day School
29646 Agoura Road
Agoura Hills, CA 91301

CASE NO.S: 06-SPA-002 and 06-CUP-010

LOCATION: 29001 Ladyface Court

REQUEST: Request for recommendation to the City Council to adopt an Ordinance amending the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary use, subject to a Conditional Use Permit on property located at 29001 Ladyface Court; and a request for approval of a Conditional Use Permit to allow a private elementary school within an existing building.

ENVIRONMENTAL ANALYSIS: Categorically Exempt under CEQA per Section 15303

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion recommending that the City Council adopt the draft Ordinance, amending the Ladyface Mountain Specific Plan as proposed, based on the findings of the attached draft Resolution; and that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-010, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: SP (Ladyface Mountain Specific Plan)

GENERAL PLAN DESIGNATION: Ladyface Mountain Specific Plan

I. PROJECT BACKGROUND AND DESCRIPTION

Conejo Jewish Day School is requesting a recommendation from the Planning Commission to the City Council to amend the Ladyface Mountain Specific Plan. The purpose of the proposed Specific Plan Amendment would be to permit private elementary schools as an allowable, secondary use at the Temple Beth Haverim synagogue site at 29001 Ladyface Court. This 5.29-acre site is in the Ladyface Mountain Specific Plan area and currently has an existing synagogue facility with ancillary uses. The applicant is also requesting approval of a Conditional Use Permit to operate a private elementary school within an existing building.

The Temple Beth Haverim currently occupies a 3,580 square foot temporary sanctuary, a 3,800 square foot pre-fabricated classroom building and a 10,000 square foot administration/classroom/multi-use building. A nursery school occupies the pre-fabricated classroom building during school week days and the Beth Haverim Hebrew School operates during the evening during the school week. The Temple Beth Haverim facility was originally approved by the City in 1998. Since that time a number of modifications have been approved including additional square footage, postponement in construction, temporary buildings and a variance to exceed the maximum height allowed by the Ladyface Mountain Specific Plan. Staff is currently processing a second time extension for the use of the temporary sanctuary that will soon be considered by the Planning Commission.

Since 2000, Conejo Jewish Day School has been operating on a temporary basis from Gateway Foursquare Church located at 29646 Agoura Road and have been continuously looking for another facility to locate. In 2004 City Council adopted an amendment to the Ladyface Mountain Specific Plan allowing private elementary schools (K-6) to operate as a secondary use specific to the Gateway Foursquare Church site subject to a Conditional Use Permit. However, the opportunity to relocate to Temple Beth Haverim has occurred and, as a result, the Conejo Jewish Day School has decided to pursue renting space for their school and administration offices in an unoccupied classroom building. The applicant prefers Temple Beth Haverim's controlled environment, restricted access and full-time security, as well as larger classrooms and enclosed lunch area that provide a more beneficial environment than their current location. However, because Conejo Jewish Day School is not affiliated with Temple Beth Haverim, it is considered a new, secondary use on the site that is not ancillary to the existing synagogue.

Conejo Jewish Day School has subsequently filed for a Specific Plan Amendment and a Conditional Use Permit requesting Planning Commission provide a recommendation on whether to allow the school as a permanent use on the site. The Planning Commission's recommendation will be forwarded to the City Council for final action.

II. STAFF ANALYSIS

Specific Plan Amendment

The Ladyface Mountain Specific Plan was prepared and adopted by the City in 1991. One of the purposes of the Specific Plan is to most sensibly allow development on the foothills of the mountain with uses that are least obtrusive to the sensitive hillside environment. It was found that certain assembly-type uses such as schools would not be appropriate due to the increased human activity as well as the likelihood of increased grading to accommodate building, playing fields, and surface parking lots. As such, schools are expressly prohibited in the Specific Plan area and the primary permitted use is for business park offices. As previously stated, however, the Specific Plan was amended to allow for a private elementary school at the Gateway Four Square Church site. Moreover, there is a maximum building area established for each parcel within the Specific Plan area to physically restrict the development envelope. Due to the nature of the project site, the Temple Beth Haverim has assembly uses, including a nursery school and Hebrew school. The Conejo Jewish Day School is considered to be consistent with these uses.

Based on previous findings of the Planning Commission, that there have been no concerns or impacts from the Conejo Jewish Day School in the past and the limitations that would be placed on the operation with the approval of a Conditional Use Permit, staff supports the applicant's request to amend the list of permitted uses in the Specific Plan to allow for a private school as a secondary use to the existing Synagogue. Staff recommends that the use be subject to the issuance of a Conditional Use Permit from the Planning Commission and limited to the Temple Beth Haverim site. There is no new construction proposed and the school would operate in existing facilities, therefore, the proposed Specific Plan Amendment would not interfere with the objectives of the Specific Plan which include preserving Ladyface Mountain as a natural landmark and open space resources and the sensitivity to the natural features of the property. In addition, it is not anticipated that the use would conflict with the character and design of potential neighboring development. A draft Ordinance for the Specific Plan Amendment request requiring adoption by the City Council is attached for review.

Conditional Use Permit

The proposed Ordinance would require approval of a Conditional Use Permit for the school use. The applicant is requesting the Planning Commission's approval of a Conditional Use Permit for their proposed school, subject to the City Council's approval of the Specific Plan Amendment.

The applicant intends to operate the private elementary school for three-years for a school population of 70 students and 10 staff members. The site is 5.29 acre parcel located on the south side of Ladyface Court, south of City Hall. Incremental development of the site

began in 1998. The primary use of the site has been by the Temple Beth Haverim with ancillary uses such as a nursery school that is open during the weekdays, and a Hebrew school that operates during the evenings. The portions of Temple Beth Haverim that are to be used by Conejo Jewish Day School are shown in a site plan attached to the report. The characteristics of the school are as follows:

Conejo Jewish Day School			
SIZE			
Number of Students	Grades	Kindergarten	7
		First	12
		Second	10
		Third	12
		Fourth	13
		Fifth	5
		Sixth	7
Total			61
Number of Staff	Teachers		7
	Administrators		3
Total			10
OPERATIONAL CHARACTERISTICS			
School Year	September 5 th to June 9 th		
Hours of Operation	8:00AM to 3:30PM		
Closures	Rosh Hashanah, Yom Kippur, Sukkot, Chanukah, Purim, Pesach, Savuot, Thanksgiving, Winter Break, Presidents Day and Memorial Day		
INFRASTRUCTURE			
Buildings	Main Building (First Floor)	Administrative Office/Corridors	4207
		Kindergarten	562
		Multi-Purpose Room	1242
	Main Building (Second Floor)	Classroom 207	765
		Classroom 208	816
		Classroom 209	774
		Classroom 210	778
		Classroom 211	563
Assembly Area	3,776		
Total Square Footage			13,483
Parking	Staff Parking	15	

The site is accessed from a driveway located at the terminus of Ladyface Court. The entrance to the school is proposed to be located at the south side of the Main Building. Parents will be directed to follow the driveway to the end of the parking area, so children can be dropped-off at the curbside. Parents can also park in a designated areas if needed. No conflict with the nursery school and Hebrew school is anticipated because their start and end times do not coincide with Conejo Jewish Day School's drop off and pick up times. The applicant anticipates approximately 30 vehicles during drop off and pick up times because of carpooling and that a number of students come from the same family.

Based on a population of 70 students, a minimum of 14 spaces, plus an additional 7 spaces for the seven classrooms, a total of 21 spaces would be required to be provided on site. There is sufficient parking on-site to accommodate the use, given the staggered hours of other uses on the site. The City Engineer has reviewed the project and recommends that the applicant be required to install, or pay for the installation, of centerline and shoulder striping on Ladyface Court

The addition of a private elementary school on the site will increase daily activity for a use that caters to children, within a neighboring area that predominately consists of professional business park offices. However, staff finds the proposed use to be compatible with the existing use of the site. Sufficient on-site parking is available for the school use and the school will serve as a use that meets the diverse needs of Agoura Hills residents, as called for in the General Plan Land Use Element.

Environmental Review

Staff has reviewed the proposed Specific Plan amendment and Conditional Use Permit request and finds the project to be exempt from the requirements for the California Environmental Quality Act (CEQA), per Section 15303 of the CEQA Guidelines. The project will allow for the addition of a school use at the site. No additional parking or vehicle access improvements are required to accommodate the additional people or vehicle trips generated by the project. Based on a preliminary estimate of the number of trips expected to be generated by the project, no significant traffic impacts are anticipated. The project site is not a hazardous waste site or historical resource.

III. RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Specific Plan Amendment Case No. 06-SPA-002 and the City Council's adoption of the City Council draft Ordinance. Staff also recommends that the Planning Commission approve Conditional Use Permit Case No. 06-CUP-010, subject to conditions.

IV. ATTACHMENTS

- Draft Ordinance Resolution
- Draft Ordinance
- CUP Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Notice of Exemption
- Exhibit C: Copy of Reduced Plans
- Exhibit D: Photos of Project Site

Case Planner: Jared Rosengren, Contract Planner