

REPORT TO CITY COUNCIL

DATE: AUGUST 23, 2006

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONDUCT A PUBLIC HEARING AND APPROVE RESOLUTION NO. 06-1429; ADOPTING AN AMENDMENT TO SECTION IV.B.1 OF THE AGOURA HILLS LADYFACE MOUNTAIN SPECIFIC PLAN TO ALLOW A PRIVATE SCHOOL (KINDERGARTEN THROUGH SIXTH GRADE) AS A SECONDARY USE AT 29001 LADYFACE COURT (CASE NO. 06-SPA-002)

The request before the City Council is to conduct a public hearing and approve the attached Resolution No. 06-1429; amending the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary use at 29001 Ladyface Court, subject to issuance of a Conditional Use Permit (CUP).

Conejo Jewish Day School is requesting that the City Council adopt a Resolution to amend the Ladyface Mountain Specific Plan. The purpose of the proposed Specific Plan Amendment would be to permit a private day school as a secondary use at the Temple Beth Haverim site located at 29001 Ladyface Court. This 5.29-acre site is in the Ladyface Mountain Specific Plan and currently has an existing synagogue facility with other ancillary uses. Conejo Jewish Day School has been operating on a temporary basis at 29646 Agoura Road since 2000.

On August 21, 2006, the Planning Commission will hold a public hearing on the request to amend the Specific Plan in order to provide a recommendation to the City Council. The Planning Commission's recommendation will be presented at the City Council meeting. Based on our interpretation of the proposed use at the site, 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 on the site, subject to a CUP. Additionally, the Planning Commission will consider taking action on the applicant's request for a CUP (Case No. 06-CUP-010) for Conejo Jewish Day School to operate a private elementary school within an existing building at 29001 Ladyface Court. If the CUP is approved by the Planning Commission, it would be contingent upon the City Council's approval of the Specific Plan Amendment.

At this stage, the school desires to only occupy existing buildings on the property. As such, staff finds that the proposed amendment would not interfere with the objectives of the Specific Plan which include preserving Ladyface Mountain as a natural landmark, 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. Issues pertaining to traffic, hours of operation, parking, and size of operation will be evaluated by the Planning Commission as part of the CUP review process for use, in order to ensure that the proposed school remains secondary to the synagogue.

A copy of the Planning Commission staff report is attached for reference.

RECOMMENDATION

Staff recommends the City Council conduct a public hearing and approve the attached Resolution No. 06-1429; amending the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary use at 29001 Ladyface Court, subject to issuance of a Conditional Use Permit.

Attachments: Resolution No. 06-1429
 August 21, 2006 Planning Commission Staff Report