

Temple Beth Am
Project History, Project Description and Entitlement Request

This revised project description describes the difference between what has changed since the 2014 submittal of the modification to the 2012 approved project. The project has been revised to address costs associated with the approved CUP, acquisition of parcels, defining a 15 year long-range plan, and incorporating a Temple Beth Am Community Center that houses classrooms for a cutting-edge, state-of-the-art K-8 Language Immersion program.

Below outlines the 2012 approval, the 2014 request and the 2016 revision to the 2014 request.

2012 Approved Project:

On July 2, 2012, under Case No. ZA-2011-1534(CU)(ZAD)(1A), the Central Area Planning Commission sustained the action of the Zoning Administrator (dated March 29, 2012) in approving the following determination with a total of 24 Conditions of Approval:

- 1) A Conditional Use to permit the continued use of an existing, synagogue and school in the C2-1-0 and [Q]R3-1-0 and the construction, use, and maintenance of a new 33,628 square-foot school building with 27 parking spaces located within one subterranean parking level and an 8,500 square-foot outdoor play yard in the [Q]R3- 1-0 Zone.
- 2) A determination to allow 5-foot side yard setbacks in lieu of the 25 feet otherwise required for churches and educational institutions.
- 3) A determination to allow 5-foot side yard setbacks in lieu of the 8 feet otherwise required from the [Q] condition.
- 4) A Zoning Administrator's Determination to permit an over-in-height fence with a maximum height of 8 feet in the required front yard in lieu of the otherwise 3.5 foot high permitted in the [Q]R3-1-0 zoned portion of the site.

The 2014 application to modify the 2012 approved CUP included:

- 1) Increased the lot area from 77,857 square feet to approximately 97,602 square feet.
- 2) Reduced the proposed building area from 33,628 square feet to approximately 21,000 square feet and provided the 27 parking spaces in a surface parking lot in lieu of the subterranean garage.
- 3) The revised ECC project still included the expansion of the Pressman Early Childhood Center to include additional preschool classrooms, offices and parking that are accessory to Temple Beth Am, and included interior remodel of the existing synagogue and school buildings.
- 4) The existing ECC building (single family building) located at 1046 S. Corning Street, the 4-unit residential apartment building located at 1036 S.

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Corning Street and the 7-unit residential apartment building located at 1040 S. Corning Street would still be demolished, with the existing synagogue building and Ganzberg school building to remain. However, the 2-story 2-unit residential apartment buildings located at 1020, 1024 and 1032 Corning Street, respectively, now included in the revised ECC project site area, would also be demolished.

5) The ECC project, located at 1020, 1024, 1032, 1036, 1040 and 1046 Corning Street, involved the construction of a new two-story U-shaped building configuration with a surface level parking area providing 27 parking spaces.

6) The revised ECC project was to be built in two phases, as follows: a. Phase I involved demolishing the existing ECC building and residential apartment buildings located on the Corning Site. The project included constructing a two-story building with 8 classrooms and surface parking, located on the eastern portion of the site which fronts on Corning Street. The surface parking area would provide 27 parking spaces and would be connected to the existing surface parking level, accessible via La Cienega Boulevard. Phase I would also provide an 8,500 square foot play yard located in the center of the rear of the proposed building. b. Phase II involved constructing 2 additional classrooms and 2,600 square feet of administrative offices in two two-story building (located on the 1036 & 1046 Corning lots). The two buildings were “wings” which were technically separate from each other although they were constructed simultaneously. The buildings would connect to the two-story building constructed in Phase I via connecting walkways and balconies. c. Also, during the phasing of the project, the continued use of existing temporary portable/modular structures located at 1039 S. La Cienega Boulevard was requested.

7) The project would be well designed and attractively landscaped with grass or other ground cover, ornamental plants, shrubs, trees, and/or other appropriate materials. There would be perimeter landscaping around the project site as well as a proposed 8-foot high fence with a lineal distance of 146 feet along the Corning Street frontage, which would raise and extend the existing 6-foot high over-in-height fence (approved under Case No. ZA-2007-5961-ZAD).

Current 2016 Project Description which is a Revision to the 2014 CUP

Modification Request:

1) Increase the lot area from 77,857 square feet to approximately 104,956.5 square feet.

2) Increase the proposed building area from 33,628 (2012 CUP approval) square feet to approximately 21,000 (2014 requested) square feet and now approximately to a total of 45,000 square feet (2016 revised request to CUP).

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The overall project site is permitted to build approximately 97,000 square feet and we are well under that. However, the revised building square feet will not result in the increased number of students or employment at the school or religious facility, rather, it will provide adequate space and redistribution of current enrollment and population on site. In other words, this project is not a student or person expansion, but merely a facility expansion to provide the school and religious facility with adequate facilities that meet current demand since classroom activities are being held in hallways and outside, and other classrooms have two and sometimes three classes going on at the same time.

3) Provide approximately 170 parking spaces for the entirety of Temple Beth Am. This includes a surface parking lot with an elevated yard above the surface parking lot (phase 3) in lieu of the 2014 requested subterranean garage.

4) The proposed project will consist of a Temple Beth Am Community Center that houses classrooms for their cutting-edge, state-of-the-art K-8 Language Immersion program. This is the only Jewish Day School in California that will be designed as a project-based learning program. The school will maintain the same capacity as currently allowed, for a zero gain of new students. The proposed new building will have three stories and 58'0" feet height. The approved ECC school project has been modified to include the redistribution of resources to include the middle school classrooms, offices and parking that are accessory to Temple Beth Am. The Revised 2016 Project will be used as a Temple Beth Am community building for religious use as well as school uses for religious and school activities that currently occur on the existing property.

5) The 4-unit residential apartment building located at 1036 S. Corning Street and the 7-unit residential apartment building located at 1040 S. Corning Street have been demolished. The existing ECC building (single family building) located at 1046 S. Corning, 1016, 1020, 1024 and 1032 Corning Street, respectively, will all be demolished for the future proposed project (please refer to Plot Plan for details). The existing synagogue building and Ganzberg building are to remain.

6) The proposed project, located at 1016, 1020, 1024, 1032, 1036, 1040 and 1046 South Corning Street, involves the construction of a new three-story rectangular building configuration with surface level parking. The ground floor will include K-8 classrooms; temple and school administration offices; religious and youth activity spaces; temple services; adult education; parent education programs; community outreach; and special event space. The 2nd floor will include classrooms for the middle school (6th to 8th grade) and supplemental school; special event space; and access to future Phase 3 elevated play yard area. The 3rd floor will be used differently in two phases.

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In the original phase it will be an open play yard with enclosed storage and bathrooms. In Phase II, the play area will be enclosed to include a closed-in multi-purpose room and movable bleachers (not fixed).

7) The revised proposed project is slated to be built in three phases, in no particular order, due to evolving circumstances pertaining to funding and demand.

a. Phase I involves demolishing the existing ECC building at 1046 S. Corning and residential apartment buildings located at 1020, 1024 and 1032 S. Corning Street. The project includes constructing a new three-story building and surface parking, located on the north/eastern portion of the site which fronts on S. Corning Street. The surface parking area will provide parking spaces and will be connected to the existing surface parking level, accessible via La Cienega Boulevard. Phase I will also provide a 3rd floor rooftop play yard of approximately 11,500 square feet.

b. Phase II involves enclosing the roof-top play area. It also involves installing the finishes in the third floor structure for future facility use.

c. Phase III involves the demolition of 1016 S. Corning Street. It also involves the addition of 14 surface level parking spaces on 1016 S. Corning Street, and the construction of an above-ground play deck of 11,758 square feet on 1016, 1020 and 1024 S. Corning Street.

d. Also, during the phasing of the project, the continued use of existing temporary portable/modular structures located at 1039 S. La Cienega Boulevard is requested.

8) The project will be well designed and attractively landscaped with grass or other ground cover, ornamental plants, shrubs, trees, and/or other appropriate materials. There will be perimeter landscaping around the project site as well as a proposed 8foot high fence with a lineal distance of 146 feet along the Corning Street frontage, which will raise and extend the existing 6-foot high over-in-height fence (approved under Case No. ZA-2007-5961-ZAD).

Summary of 2016 Requests:

1) Modification of an Existing Conditional Use Permit (CUP) per LAMC Section 12.24 M – Request is to modify an existing Conditional Use Permit [approved under ZA 2011-1534(CU)(ZAD)] to allow for the construction, use, and maintenance of a new 45,000 square-foot school building as part of an existing 82,255.85 square-foot synagogue and school in the C2-1-O and [Q]R3-1-O Zones;

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As part of this entitlement, the applicant is requesting the following deviations:

a. To allow for a height of 58'0" in lieu of 45'0" required by Height District-1 per authority granted the Zoning Administrator in LAMC 12.24 F;

b. To allow for side yard setbacks of 10'0" in lieu of the setbacks previously authorized under ZA-2011-1534(CU)(ZAD) and otherwise required under LAMC 12.21 C.3;

2) Zone Variance (ZV) per LAMC Section 12.27 – Request is for reduced parking of 126 on-site parking stalls (site-wide) in lieu of the otherwise required LAMC requirement (462 parking stalls.)

3) "Q" Clarification per LAMC 12.32 H. Request is to clarify Condition No. 7 of Ordinance 167,335 requiring "Trees." Applicant requests the clarification of the condition to allow for the required trees to be calculated based on the lot area located within the "Q" boundary (as stated in Ord. 167,335), but be allowed to be planted within and outside of the "Q" boundary, so long as the parcels are contiguous and owned by the same entity.

4) Site Plan Review (SPR) per LAMC 16.05 – Request to permit site plan review for a mixed-use project that exceeds 50 units and 50,000sf

5) Expanded Mitigated Negative Declaration (MND)