

# South Robertson Neighborhoods Council SORO NC

SORO Neighborhoods Council  
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## A Certified Neighborhood Council

**PROPOSAL BY:** Land Use Committee  
**DATE:** September 10, 2008  
**TITLE:** Letter from SORO NC indicating its lack of support for the current proposal for a new Chabad Community Center, and its request for variances connected to this new construction.

**SUMMARY:** That the Land Use Chairs send a letter to the Los Angeles Department of City Planning indicating that the South Robertson Neighborhoods Council does not support the existing proposal for the new construction of the Chabad Community Center at 9001-9041 West Pico, including requests for numerous variances.

**FULL PROPOSAL:** The Land Use Committee held two meetings, on August 5 and September 2, 2008, to gather information and input regarding a proposal from Chabad of California to demolish the four buildings currently on the one-block site and replace them with a five-story building with two levels of subterranean parking. Representatives of Chabad discussed the plan to create a community center that will house street level retail establishments, a private high school, dormitories for students and counselors, and condominiums. Community members were encouraged to attend the second meeting so that the committee could get input regarding any concerns about the project.

Chabad approached the NC because they are requesting a number of variances from the city, and they were hoping for the committee's endorsement. These variances are:

1. Approval to build to a height of 80 feet (five stories), instead of the established 45 feet.
2. Allowing a floor-to-area ratio of 3.84 to 1 in lieu of 1.5:1. (more density)
3. Approval to provide 71 parking spaces instead of the required 168.
4. Waiver of a loading space requirement.

Approximately 20 community members attended the September meeting and were comprised of residents living within close proximity of Chabad, and residents from slightly further away who have children attending the Chabad school, or other involvement with the organization. The residents from Wetherly and Crest were extremely concerned about the scale of the project and cited numerous ongoing problems with Chabad in terms of trash left on the street, increased traffic and driveways blocked by staff cars. Many described promises

made to the community in order to obtain their approval of the Bais Sonya Gutte school project on the next block that were not kept.

Rabbi Cunin, who attended the meeting, indicated that measures were being taken to remedy these problems, but these measures seemed to have only been undertaken in the very recent past, and were presumably done to try and mitigate the community's objections to the proposed project. When committee members asked Rabbi Cunin and the legal representative for the project about the makeup of the proposed student body, as well as the condominium residents, they had no specific answers. Other questions regarding the possibility of scaling down the project went unanswered. It also seemed that there had been no outreach efforts made to the community.

It was proposed that both sides appoint individuals to a working committee that can meet and try to reach some compromises regarding the project. However, given the amount of stakeholder input and the fact that the project's review by the city would not be put on hold during this process, the committee felt that, at this time, it should still issue a letter to City Planning stating that it did not support the request for variances, but that, should a scaled-down version of the project be submitted, it would reconsider the project and hope to extend its support.

<b>Pros:</b>	<b>Cons:</b>
Shows the NC is responding to input from stakeholders.	Does not support a project which might prove beneficial to the community.
Shows the NC is working to preserve the integrity of the neighborhood character, as dictated by the Community Plan.	

MOTION for the Board's consideration:

1. That the Land Use Committee Co-chairs submit a letter to the City Planning Department of Los Angeles stating that the South Robertson Neighborhoods Council does not support the request for variances submitted by Chabad of California as part of its proposal to build a new community center at 9001-9041 West Pico Boulevard, and does not support the project in its current state. This letter will also state that if Chabad and its representatives meet with concerned members of the community and revise their project, based on their discussion and input, the Land Use Committee will reconsider its decision.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

## Exhibit "A"

### Brief Project Description:

Demolish four buildings (three 2-story and one 3-story, having a total floor area of approximately 45,000 square feet), and construct an approximately 107,600 square foot, 5-story building, 80 feet in height, over two levels of subterranean parking for approximately 71 cars, on a 28,000 square foot parcel of land in the C4-1VL-O Zone. See below, Table of Uses and Parking Analysis, for details of the Project's component uses and floor areas.

The building will house a mixed-use development with the following components: retail, private high school, dormitories for students and counselors, and condominium dwelling units. The Project includes a Vesting Tentative Tract Map to create airspace lots as follows: 7 retail lots; 1 private high school lot; 25 dormitory dwelling units (1 lot); and 31 residential condominium units.

### Density Bonus

The Project conforms to R4 Zone residential density (400 square feet per dwelling unit, applicable to residential uses in the C4 Zone), which would allow 70 units. Chabad nonetheless proposes to set aside ten percent of the total dwelling units as either Senior or Moderate Income units (restricted for thirty years; option as either rental or for-sale). As a mandatory reward under the provisions for "incentives/concessions" in the State and City Density Bonus Laws, and in lieu of any added density, the Applicant seeks the variances and adjustments listed below.

### Actions Requested:

1. Vesting Tentative Tract Map for condominium purposes (LAMC § 17.06<sup>1</sup>).
2. Site Plan Review (§ 16.05).

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<sup>1</sup> Undesignated section references herein are to the Los Angeles Municipal Code ("LAMC"), unless otherwise indicated.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

3. Zoning Administrator Approval of Transitional Height (§ 12.24 X.22) to allow building height of approximately 80 feet in lieu of 25 feet (per § 12.21.1 A.10).
4. Variance (§ 12.27) to allow building height of approximately 80 feet in lieu of 45 feet in Height District 1VL (per § 12.21.1 A.1).
5. Variance (§ 12.27) to allow FAR of approximately 3.84:1 in lieu of 1.5:1 (per § 12.21.1 A.1).
6. Variance (§ 12.27) to allow 71 parking spaces in lieu of the requirement shown in the Table of Uses and Parking Analysis, below.
7. Variance (§ 12.27) to waive the loading space requirement (§§ 12.16 C.4; 12.21 C.6).

Alternatively, if the loading space requirement is not waived, then a variance from the standards of Section 12.21 C.6 to satisfy the loading space requirement during limited hours within the driveway portions of the subterranean parking.

9001-9041 W. Pico Boulevard  
 Vesting Tentative Tract No. 68905  
 Applicant: Chabad of California  
 Master Land Use Permit Application  
 August 1, 2007

**Table of Uses and Parking Analysis**

	Use	Floor Area (square feet)	Parking Rate	Code Parking Requirement
First Floor	7 specialty retail stores	9,615	1:250 sq. ft.	34
	high school	13,610	1:500 sq. ft.	16
Second Floor	high school	25,700	1:500 sq. ft.	51
Third Floor	23 dormitory units	Total this Floor = 19,600	1 per unit	23
	2 counselor units		1 per unit	2
	2 condo units (3-bedroom)		2 per unit	4
Fourth Floor	4 condo units (3-bedroom)	Total this Floor = 18,755	2 per unit	8
	1 condo unit (2-bedroom)		2 per unit	2
	10 condo units (1-bedroom)		1 per unit <sup>2</sup>	10
Fifth Floor	3 condo units (3-bedroom)	Total this Floor = 17,300	2 per unit	6
	1 condo unit (2-bedroom)		2 per unit	2
	10 condo units (1-bedroom)		1 per unit <sup>2</sup>	10

**Total Required = 168 spaces**

<sup>2</sup> The State Density Bonus Law (Gov't Code § 65915(p)) sets forth a maximum parking rate of one parking space per one-bedroom unit.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

## Exhibit "B"

### Detailed Project Description

#### The Project

Chabad of California ("Chabad" or "Applicant") seeks the necessary entitlements to construct a new five-story building on Pico Boulevard in the C4-1VL-O Zone, having approximately 107,600 square feet of floor area, and two subterranean parking levels for approximately 71 cars. The proposed building will house a mixed-use development (established by an airspace subdivision) that includes the following component uses: retail at street level, private high school, dormitory dwelling units for students and counselors, condominium dwelling units, a mikveh (ritual bath), and potential rooms for on-site doctor and dentist for the facility's limited use. (See Table of Uses and Parking Analysis.)

The Project includes an affordable housing set-aside of ten percent of the total dwelling units (10% x 56 units = 5.6, rounded up to 6 units) for either Senior or Moderate Income units (restricted for thirty years; option as either rental or for-sale). As a mandatory reward under the provisions for "incentives/concessions" in the State and City Density Bonus Laws, and in lieu of any added density, the Applicant seeks the variances and adjustments listed herein.

#### The Site

The Site of the Project is the complete block fronting on the north side of Pico Boulevard between Wetherly and Crest Drives, described as Lots 42 to 51, inclusive, of Tract No. 5923, M.B. 95-70, and commonly identified as 9001-9041 W. Pico Boulevard. This block has a total of 254.80 feet of frontage along Pico Boulevard, and a depth of 110 feet between Pico and the Alley to the north. The Site's total land area is approximately 28,000 square feet.

The Project Site is within the West Los Angeles Community Plan Area of the City's General Plan. The General Plan land use designation is Neighborhood Commercial, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The Site is zoned C4-1VL-O and is within Council District 5. Multiple Metro Bus Lines provide convenient public transportation to the Site.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

### Existing Conditions and Surrounding Uses

The Site is currently occupied by four buildings used as storefronts, a house of worship, a private high school for 100 students, and an 11-unit apartment building. The existing apartment building can provide for 60 residents, and the house of worship permits an occupancy of 750 people. An additional 90 students can be accommodated in currently unused classrooms on the Site, as well.

Continuing and building on the Site's previous uses, the Project will serve the needs of the local Jewish community (the largest growing Orthodox Jewish population in the country outside of New York). To do so, the Project will increase the utility of a Site that has demonstrated and proven itself an appropriate location and community asset for many years. The vicinity of the Site, centered along Pico Boulevard, is a cohesive commercial and institutional setting that includes Kosher markets, eating establishments, religious facilities, and other religious-themed uses. The vast majority of intended patrons and students of the Project live within the boundaries of this vibrant neighborhood. The Project is well-suited for the Site, and vice versa.

Across Wetherly Drive to the west of the Project is the private school, Bais Chaya Mushka, for grades pre-K and Kindergarten through eighth grade, which is also operated by Chabad.

Commercial uses exist to the east across Crest Drive, and to the south across Pico. To the north, across the Alley, are single family residential uses. Four City rights-of-way surround the Project Site—Pico, Wetherly, Crest, and the Alley—and provide buffer space between nearby uses.

Viewed in this social and neighborhood context, the Project envisions a "village" concept that includes retail, residential, and educational uses in service of this vibrant community. The Project provides much needed-housing along a public transportation corridor in accordance with the City Planning Department's stated policy. And it includes affordable housing that earns mandatory rewards under the State and City Density Bonus Laws.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

Exhibit "C"

**VARIANCE FINDINGS OF FACT (LAMC § 12.27):**

- A. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The Project seeks variances for height, FAR, parking, and loading space as described above. Strict application of these Code provisions would be impractical or impossible to achieve without significantly diminishing the Project's ability to serve the local Jewish community (the largest growing Orthodox Jewish population in the country outside of New York). The Zoning Code allows all of the proposed uses of the Project as a matter of right: commercial, high school, and dwelling units. To prevent these allowed uses at the Site would result in unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

Strict application of the Zoning Code would preclude the Project's "village" concept, which is designed to reduce environmental impacts and the City's "carbon footprint" in this way: The Project will provide commercial uses to patrons living on-site, or within convenient walking distance and access to public transportation. Also, residents of the Project will not commute, but rather will remain on-site for schooling or teaching jobs. It is inconsistent with the purposes and intent of the zoning regulations to preclude such innovative designs that will decrease traffic in the City.

Granting the requested variances and adjustments is further justified as a mandatory reward under the provisions for "incentives/concessions" in the State and City Density Bonus Laws.

With respect to the parking variance, in particular, the parking spaces provided by the Project are sufficient and appropriate, for reasons including the following:

- (1) Residents of the Project will be students of the high school or counselors, teachers, and volunteers. The variance is justified because it serves to correct an inherent inaccuracy in the Zoning Code parking rates: To determine parking, the Code unfairly counts the Project's patrons multiple times (i.e. as residents, students, and retail store patrons). Thus, actual parking demand for the Project is substantially less than a strict application of the Code would suggest.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

- (2) Many residents of the neighborhood will arrive as pedestrians or with public transportation, and thus create no parking demand. The Site's convenient location for the community obviates innumerable car trips.
- (3) Many students will carpool with families attending Chabad's private elementary school, Bais Chaya Mushka, located west of the Site across Wetherly Drive.
- (4) Chabad prohibits high school students from keeping cars. This rule is a special circumstance of the Project that supports the variance. Accordingly, no parking space is needed for any student (resident or non-resident). The Code parking rate applicable to students is thus excessive and unnecessary for the Project.
- (5) Senior citizens rely on cars at a substantially lower rate than the general population and thus create less parking demand. Many of the Project's anticipated Senior residents will have no cars.
- (6) If necessary, 18 surplus parking spaces are available at Chabad's school located west of the Site across Wetherly Drive.

**B. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

Special circumstances applicable to the Site include its location and ongoing use serving the growing local Jewish community. The Site has demonstrated and proven itself an appropriate location and community asset for many years. The vicinity of the Site, centered along Pico Boulevard, is a cohesive commercial and institutional setting that includes Kosher markets, eating establishments, religious facilities, and other religious-themed uses. The vast majority of intended patrons and students of the Project live within the boundaries of this vibrant neighborhood.

With respect to the parking variance, in particular, the parking spaces provided by the Project are sufficient and appropriate, and include the following special circumstances:

- (1) Residents of the Project will be students of the high school or counselors, teachers, and volunteers. The variance is justified because it serves to correct an

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

inherent inaccuracy in the Zoning Code parking rates: To determine parking, the Code unfairly counts the Project's patrons multiple times (i.e. as residents, students, and retail store patrons). Thus, actual parking demand for the Project is substantially less than a strict application of the Code would suggest.

- (2) Many residents of the neighborhood will arrive as pedestrians or with public transportation, and thus create no parking demand. The Site's convenient location for the community obviates innumerable car trips.
- (3) Many students will carpool with families attending Chabad's private elementary school, Bais Chaya Mushka, located west of the Site across Wetherly Drive.
- (4) Chabad prohibits high school students from keeping cars. This rule is a special circumstance of the Project that supports the variance. Accordingly, no parking space is needed for any student (resident or non-resident). The Code parking rate applicable to students is thus excessive and unnecessary for the Project.
- (5) Senior citizens rely on cars at a substantially lower rate than the general population and thus create less parking demand. Many of the Project's anticipated Senior residents will have no cars.
- (6) If necessary, 18 surplus parking spaces are available at Chabad's school located west of the Site across Wetherly Drive.

C. **The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

The Site is in the C4 Zone. The school use is allowed in the C4 Zone as a matter of right. Approval of the requests for variances is necessary to meet the needs for Jewish education in the area. Denial of the requests would deny the Applicant the substantial right to conduct an allowable use on its Site. If floor area limitations were strictly applied, additional property, if available, would have to be used at considerable expense and at locations far from the demand of this community.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

community. The Project provides much needed-housing along a public transportation corridor in accordance with the City Planning Department's stated policy. And it includes affordable housing that earns mandatory rewards under the provisions for "incentives/concessions" in the State and City Density Bonus Laws.

**E. The granting of the variance will not adversely affect any element of the General Plan.**

The Project Site is within the West Los Angeles Community Plan Area of the City's General Plan. The General Plan land use designation is Neighborhood Commercial, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The Project Site is zoned C4-1VL-O. The General Plan and Zoning Code allow all of the proposed uses of the Project (commercial, high school, and dwelling units) as a matter of right in the C4 Zone. The granting of the variance will allow this Site to continue to meet the needs of the community in accordance with the General Plan, and thus it will not adversely affect any element of the General Plan.

Moreover, the Project supports and fulfills the following Plan Objectives:

Residential

- Objective 1-1 To provide for...the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
- Objective 1-2 To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.
- Objective 1-4 To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Commercial

- Objective 2-1 To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

Objective 2-2 To promote distinctive commercial districts and pedestrian-oriented areas.

General Plan Housing Element

Objective 2-1 Promote housing strategies which enhance neighborhood safety and sustainability, and provide for adequate population, development, and infrastructure and service capacities....

Objective 2-3 Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

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9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

## ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS (LAMC § 12.28)

### Transitional Height

Pursuant to LAMC Section 12.24 X.22 (Transitional Height), the Zoning Administrator may—upon making the following findings—permit buildings on lots in C and M Zones to exceed the maximum heights set forth in Section 12.21.1 A.10. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C.

#### Finding Per Section 12.24 X.22(a):

**The height adjustment will result in a building or structure which is compatible in scale with existing adjoining and nearby structures and uses, as well as adopted plans.**

The Project is located near buildings and structures of varied shapes and heights. Many of these exceed applicable height limitations. Immediately to the west of the Site across Wetherly Drive is a 57-foot high building (the private school, Bais Chaya Mushka). Further west, at Pico Boulevard and Oakhurst Drive, an oil derrick tower reaches over 100 feet in height. Many other medium and high-rise buildings are plainly visible looking west from the Site. Temple B'Nai David, south-east of the Site, includes a 70-foot high tower.

#### Findings Per Section 12.28:

- A. **The granting of an adjustment will result in development compatible and consistent with the surrounding uses.**

The Project is well-suited for the Site, and existing uses establish precedents for the compatibility and consistency of the proposed uses.

The Site is currently occupied by four buildings used as storefronts, a house of worship, a private high school for 100 students, and an 11-unit apartment building. The existing apartment building can provide for 60 residents, and the house of worship permits an occupancy of 750 people. An additional 90 students can be accommodated in currently unused classrooms on the Site, as well.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

Continuing and building on the Site's previous uses, the Project will serve the needs of the local Jewish community (the largest growing Orthodox Jewish population in the country outside of New York). To do so, the Project will increase the utility of a Site that has demonstrated and proven itself an appropriate location and community asset for many years. The vicinity of the Site, centered along Pico Boulevard, is a cohesive commercial and institutional setting that includes Kosher markets, eating establishments, religious facilities, and other religious-themed uses. The vast majority of intended patrons and students of the Project live within the boundaries of this vibrant neighborhood.

Across Wetherly Drive to the west of the Project is the private school, Bais Chaya Mushka, for grades pre-K and Kindergarten through eighth grade, which is also operated by Chabad. Commercial uses exist to the east across Crest Drive, and to the south across Pico. To the north, across the Alley, are single family residential uses. Four City rights-of-way surround the Project Site—Pico, Wetherly, Crest, and the Alley—and provide buffer space between nearby uses.

Viewed in this social and neighborhood context, the Project envisions a "village" concept that includes retail, residential, and educational uses in service of this vibrant community. The Project provides much needed housing along a public transportation corridor in accordance with the City Planning Department's stated policy. And it includes affordable housing that earns mandatory rewards under the provisions for "incentives/concessions" in the State and City Density Bonus Laws.

**B. The granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City.**

The granting of the requested adjustment will be in conformance with the intent and purpose of the General Plan. The Project Site is within the West Los Angeles Community Plan Area of the City's General Plan. The General Plan land use designation is Neighborhood Commercial. The General Plan and Zoning Code allow all of the proposed uses of the Project (commercial, high school, and dwelling units) as a matter of right in the C4 Zone. The adjustment will allow this Site to continue to meet the needs of the community in accordance with the General Plan.

Moreover, granting of the requested adjustment supports and fulfills the following Plan Objectives:

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

Residential

- Objective 1-1 To provide for...the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
- Objective 1-2 To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.
- Objective 1-4 To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Commercial

- Objective 2-1 To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.
- Objective 2-2 To promote distinctive commercial districts and pedestrian-oriented areas.

General Plan Housing Element

- Objective 2-1 Promote housing strategies which enhance neighborhood safety and sustainability, and provide for adequate population, development, and infrastructure and service capacities....
- Objective 2-3 Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

C. The granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

The Zoning Code allows all of the proposed uses of the Project (commercial, high school, and dwelling units) as a matter of right in the C4 Zone. The adjustment will allow this Site to continue to meet the needs of the community.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

The adjustment is in conformance with the spirit and intent of the Code because it is necessary for the Project's "village" concept, which is designed to reduce environmental impacts and the City's "carbon footprint" in this way: The Project will provide commercial uses to patrons living on-site, or within convenient walking distance and access to public transportation. Also, residents of the Project will not commute, but rather will remain on-site for schooling or teaching jobs. The adjustment is in conformance with the spirit and intent of the Zoning Code because it supports an innovative Project that will decrease traffic in the City.

**D. There are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.**

The Project is well-suited for the Site, compatible with the vicinity, and will include conditions designed to minimize any adverse impacts. Across Wetherly Drive to the west of the Project is the private school, Bais Chaya Mushka, for grades pre-K and Kindergarten through eighth grade, which is also operated by Chabad. Commercial uses exist to the east across Crest Drive, and to the south across Pico. To the north, across the Alley, are single family residential uses. Four City rights-of-way surround the Site—Pico, Wetherly, Crest, and the Alley—and provide buffer space between nearby uses.

Granting the adjustment is further justified as a mandatory reward under the provisions for "incentives/concessions" in the State and City Density Bonus Laws.

**E. The site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

Strict adherence to height restrictions would be impractical or infeasible because of the limitation of the Site. The applicant would be forced to acquire additional property, if available, at considerable expense and at locations far from the demand of this community. To succeed in meeting community needs, schools must be near and accessible to the families using them. If limited to Code restrictions, the Project would be unable to meet the demand of the area.

Strict adherence to height restrictions would preclude the Project's "village" concept. The Project is designed to reduce environmental impacts and the City's "carbon footprint" in this way: The Project will provide commercial uses to patrons living on-site, or within convenient walking distance and access to public transportation. Also, residents of the Project will not commute, but rather will remain on-site for schooling or teaching jobs.

9001-9041 W. Pico Boulevard  
Vesting Tentative Tract No. 68905  
Applicant: Chabad of California  
Master Land Use Permit Application  
August 1, 2007

The availability of school-appropriate property is severely limited. The lack of availability creates obvious practical difficulties for the Applicant. To succeed in meeting community needs, schools must be near and accessible to the families using them. If limited to Code restrictions, the Project would be unable to meet the demand of the area.

**D. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of the variances will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located because the Project is well-suited for the Site, and existing uses establish precedents for the proposed uses.

The Site is currently occupied by four buildings used as storefronts, a house of worship, a private high school for 100 students, and an 11-unit apartment building. The existing apartment building can provide for 60 residents, and the house of worship permits an occupancy of 750 people. An additional 90 students can be accommodated in currently unused classrooms on the Site, as well.

Continuing and building on the Site's previous uses, the Project will serve the needs of the local Jewish community (the largest growing Orthodox Jewish population in the country outside of New York). To do so, the Project will increase the utility of a Site that has demonstrated and proven itself an appropriate location and community asset for many years. The vicinity of the Site, centered along Pico Boulevard, is a cohesive commercial and institutional setting that includes Kosher markets, eating establishments, religious facilities, and other religious-themed uses. The vast majority of intended patrons and students of the Project live within the boundaries of this vibrant neighborhood.

Across Wetherly Drive to the west of the Project is the private school, Bais Chaya Mushka, for grades pre-K and Kindergarten through eighth grade, which is also operated by Chabad. Commercial uses exist to the east across Crest Drive, and to the south across Pico. To the north, across the Alley, are single family residential uses. Four City rights-of-way surround the Project Site—Pico, Wetherly, Crest, and the Alley—and provide buffer space between nearby uses.

Viewed in this social and neighborhood context, the Project envisions a "village" concept that includes retail, residential, and educational uses in service of this vibrant

**South Robertson Neighborhoods Council  
SORO NC**

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**Jon Liberman**  
Vice President  
**Ann Hammond**  
Secretary  
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Treasurer

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- PROPOSAL BY:** Outreach Committee
- DATE:** September 10, 2008
- TITLE:** Town Hall Meeting on Energy Savings Measures for the Home, Car and Yard
- SUMMARY:** That SORO NC plan and present a Town Hall meeting in November that focuses on ways stakeholders can save energy and reduce costs in the home, the car and the yard.
- FULL PROPOSAL:** SORO NC is required to host one Town Hall meeting annually. After much discussion at last month's Outreach Committee meeting, the consensus was to pursue a timely topic that offers real and potentially significant aid to SORO stakeholders and keeps with the efforts of SORO NC to promote healthy living and "green" measures. The Outreach Committee therefore recommends that the Board plan and present a November meeting that focuses on ways that stakeholders can save energy and reduce costs in the home, the car and the yard.
- The Outreach Committee will head planning, including scheduling date, location and expert speakers as well as making notifications and advising media.
- MOTION for the Board's consideration:**
1. That the SORO NC host a town hall meeting on a weeknight in November that is focused on energy savings for the home, the car and the yard.