



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT No. 98-062-(3)**  
**CONDITIONAL USE PERMIT**

RPC CONSENT DATE	CONTINUE TO June 15, 2005
AGENDA ITEM 7	
PUBLIC HEARING DATE March 24, 2003, May 7, 2003, and May 25, 2005	

<b>APPLICANT</b> Rick Wentz Abraham Joshua Heschel Day School West	<b>OWNER</b> Rick Wentz Abraham Joshua Heschel Day School West	<b>REPRESENTATIVE</b> Roger Van Wert Van Wert, Inc.
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**REQUEST**  
 Conditional Use Permit: To authorize the construction, operation and maintenance of a private religious preschool, elementary and middle school for up to 750 students (pre-kindergarten through eighth grade) and 97 staff in the A-1-5 (Light Agricultural-Five Acres Minimum Required Area) zone.

<b>LOCATION/ADDRESS</b> East of Palo Comado Canyon Road and Cheeseboro Canyon Road	<b>ZONED DISTRICT</b> Malibu		
<b>ACCESS</b> Via Palo Comado Canyon Road to the west	<b>COMMUNITY</b> Agoura		
	<b>EXISTING ZONING</b> A-1-5 (Light Agricultural-Five Acres Minimum Required Area)		
<b>SIZE</b> 73 acres	<b>EXISTING LAND USE</b> vacant	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Level to sloping

<b>SURROUNDING LAND USES &amp; ZONING</b> North: Santa Monica Mountains National Recreation Area, single-family residences; O-S (Open Space)	East: Vacant; O-S
South: Commercial, vacant, Ventura Freeway (101); U. S. Highway ROW	West: Single-family residences, commercial, vacant; City of Agoura Hills: CRS-FC-OA (Commercial Retail Service-Freeway Corridor-Old Agoura), RL-20,000 (Low Density Residential-20,000 s.f. lots)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	_____	_____	_____
Santa Monica Mountains North Area Plan	N-5 (Mountain Lands 5)	_____	See Staff Analysis

**ENVIRONMENTAL STATUS**  
 Environmental Impact Report

**DESCRIPTION OF SITE PLAN**  
 The applicant's site plan depicts the subject property developed with the proposed school. A total of nine, one- and two-story buildings are planned, totaling approximately 166,450 square feet of floor space on 20.7 acres of the 73 acre site. A sanctuary is depicted in the center of the subject property. Middle school buildings and library are placed to the southwest of the sanctuary. Elementary school buildings and library are located northwest of the sanctuary. A multipurpose room/cafeteria, an auditorium, kindergarten facility, a preschool, and offices are also depicted to the west of center. 223 on-site parking spaces have been provided. An athletic field, paved playground area, a pool, and a gymnasium are depicted at the east end of the subject property. Approximately 45 acres are proposed for preservation of open space including a proposed 29-acre conservation easement. Access to the site is via Palo Comado Canyon Road at Canwood Street at the southwest corner of the property.

- KEY ISSUES**
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
  - Consistency with the Santa Monica Mountains North Area Plan
  - Compliance with the Santa Monica Mountains North Area Community Standards District Development Standards

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON			
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING	MEMBERS ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING)			
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)	

*\*(O) = Opponents (F) = In Favor*