Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
R2015-01021-(5)

HEARING DATE
April 5, 2016

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201500046

PROJECT SUMMARY

OWNER / APPLICANT
Armenian Catholic Sisters of the Immaculate Conception / Armenian Sisters Academy

MAP/EXHIBIT DATE
2/23/16

PROJECT OVERVIEW

The applicant, the Armenian Sisters Academy, requests a Conditional Use Permit (CUP) for the construction of a new 13,120 sq. ft. indoor exercise gymnasium as an accessory use to an existing private school (preschool to 8th grade) in the R-3 (Limited Density Multiple Residence) zone pursuant to Los Angeles County Code Section 22.20.290. The gymnasium will be built on a site where two of the school's existing outdoor asphalt basketball courts are located. The gymnasium will be used for student physical education classes only. The gymnasium will not be used for other events and there will be no seating for spectators. The operation of the school was previously approved under CUP No. 200700040 in October 2009. In addition to the new gymnasium, the CUP would allow the continued operation of the school with a new grant term that will maintain the current maximum allowed student enrollment of 500 students and the school's current operating hours of 8:00 a.m. to 4:00 p.m., Monday through Friday for classes and 7:00 a.m. to 6:00 p.m., Monday through Friday for day care services.

LOCATION
2361 Florencita Dr., Montrose

ACCESS
via Florencita Dr. and Miravista Ave.

ASSESSORS PARCEL NUMBER(S)
5807-022-025

SITE AREA
3.08 Acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Montrose ZD

LAND USE DESIGNATION
3 – Medium Density Residential

ZONE
R-3 (Limited Density Multiple Residence)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
La Crescenta – Montrose CSD

ENVIRONMENTAL DETERMINATION (CEQA)
Class 14 Categorical Exemption – Minor Additions to Schools

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.139 (La Crescenta – Montrose CSD requirements)
  - 22.20.300 (R-3 Zone Height Limits)
  - 22.20.320 (R-3 Zone Yard Requirements)

CASE PLANNER:
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