

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION: Proposed amendment to Title 22 (Planning and Zoning) to require a Conditional Use Permit for private schools in the A-2 (Heavy Agricultural) Zone

REQUEST: Adoption of the proposed amendment to Title 22; Advance Planning Case No. 200800011

LOCATION: Countywide

APPLICANT OR SOURCE: Board of Supervisors directive

STAFF CONTACT: Mr. Mitch Glaser at (213) 974-6476

RPC HEARING DATE: November 24, 2008

RPC RECOMMENDATION: Board public hearing to consider adoption of the proposed amendment

MEMBERS VOTING AYE: Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: A private school is a use that may be incompatible with surrounding residential and agricultural uses and has the potential to increase demands on public infrastructure and to generate noise and traffic.

Private schools require a Conditional Use Permit in the A-1 (Light Agricultural) Zone, but not in the A-2 Zone. The Conditional Use Permit requirement involves thorough review of a proposed use as well as discretionary approval through the public hearing process.

MAJOR POINTS FOR:

The Conditional Use Permit requirement will ensure that a proposed private school is compatible with surrounding uses and that any potential adverse impacts are identified and mitigated.

MAJOR POINTS AGAINST:

The Conditional Use Permit requirement entails greater costs and lengthier permit processing time.