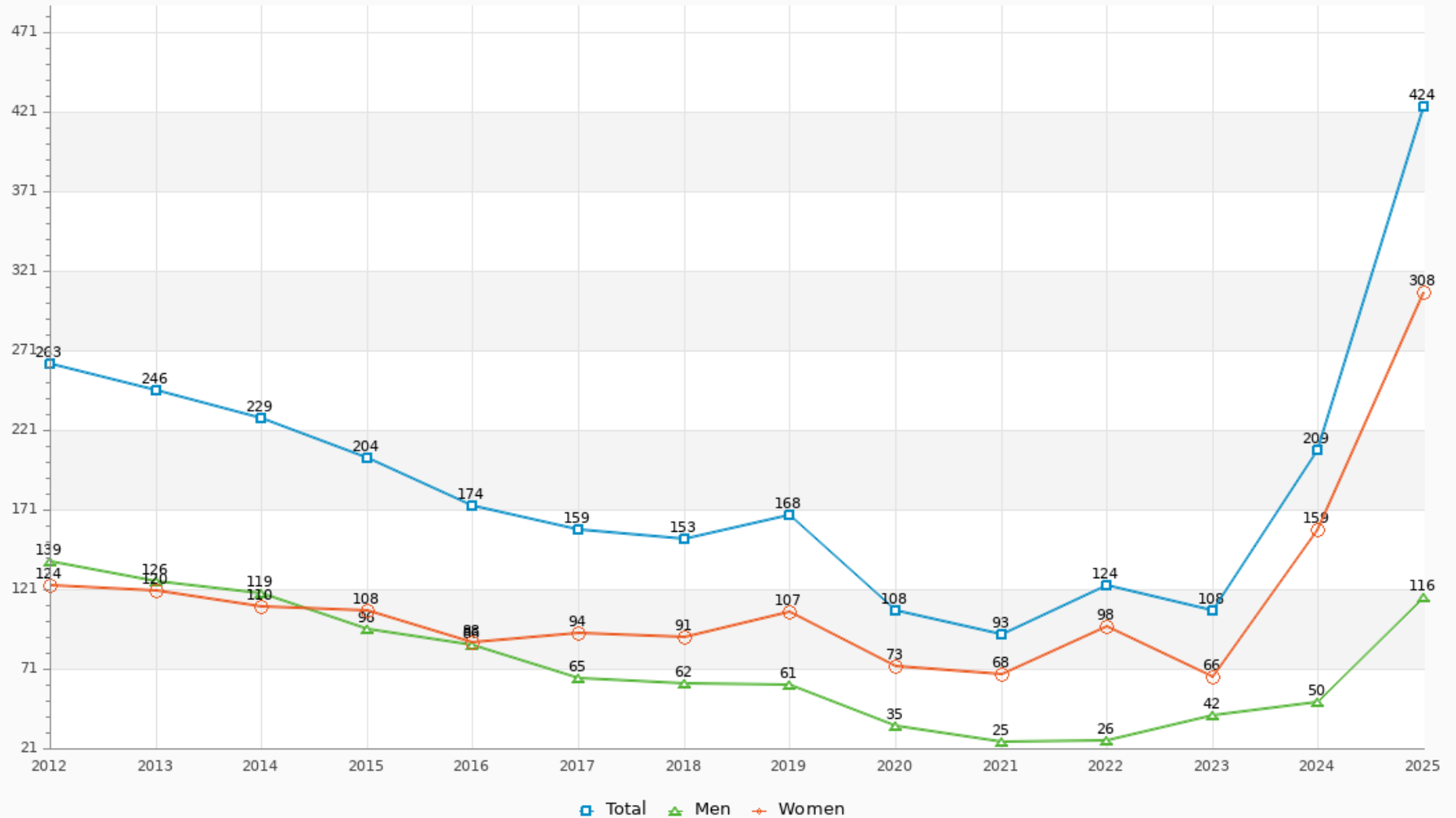


American Jewish University Student Population Trends Since 2012 (2012 - 2025)



Data Source: IPEDS, U.S. Department of Education

 www.collegetuitioncompare.com

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARRON
LARRY FRIEDMAN
LOURDES GREEN
ERIC RITTER
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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November 10, 2008

Mark Bookman (A)(O)
American Jewish University
15600 Mulholland Drive
Los Angeles, CA 90077

John M. Bowman (R)
Jeffers, Mangels, Butler & Marmaro
1900 Avenue of the Stars, 10th Floor
Los Angeles, CA 90067

CASE NO. ZA 18445(PAD)(PA1)
APPROVAL OF PLANS
15600 Mulholland Drive
Bel Air-Beverly Crest Planning Area
Zone : RE40-1-H, RE15-1-H
D. M. : 159B141
C. D. : 5
CEQA: MND-93-0066-CUZ(DRB)(SPE)
Legal Description: Lot No. 2,
Tract No. 27748

Pursuant to Los Angeles Municipal Code Section 12.24-M, I hereby APPROVE:

a request for an approval of plans to permit the construction of a proposed interim library facility and related improvements, and to modify existing Condition No. 8 of prior BZA Case No. 5502 - February 2, 1998 - to reduce the size of the approved permanent library building by 5,100 square feet,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. All or prior conditions previously imposed on the subject site and project under prior Case No. BZA Case No. 5502 - February 2, 1998 - as listed elsewhere herein, shall remain in full force and effect except as they may have been modified by the action of this instant grant.
8. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the

privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after NOVEMBER 25, 2008, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at www.lacity.org/pln**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-M have been established by the following facts:

BACKGROUND

The subject property is a sloping, irregular-shaped, corner, record lot, consisting of approximately 22 acres, having frontages on Mulholland Drive and Casiano Road. The property features irregular topography and has a general downslope from east to west. The subject site is developed with the University of Judaism. Most of the western portion of the site is vacant.

Surrounding properties are within the RE15, RE40 and A1 Zones and are characterized by sloping topography and hillside streets. Adjoining properties to the north of Mulholland Drive are zoned RE40-1-H and RE15-1-H and are vacant. Adjoining properties to the south are zoned RE15-1-H and are developed with one-story single-family dwellings. Adjoining properties to the east of Casiano Road are zoned RE15-1 -H and are developed with two-story single-family dwellings. The Stephen S. Wise Temple is also located nearby to the northeast. Adjoining properties to the west of Skirball Center Drive are zoned A1-1H and consist of the San Diego Freeway and Mulholland Drive on- and off-ramps and associated right-of-way.

Mulholland Drive, adjoining the subject property to the north, is a designated Scenic Parkway dedicated a width of 100 feet and improved.

Casiano Road, adjoining the subject property to the east, is a designated Collector Street dedicated a variable width of 59 to 74 feet and improved with curb, gutter, and sidewalk.

Skirball Center Drive, adjoining the subject property to the west, is a Local Street dedicated a variable width and improved.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. ZA 18445(PAD) - On November 18, 1997 the Zoning Administrator acted to approve a Plan Approval request to permit a library, an auditorium, a student union, a recreation building and additional parking spaces on a site previously granted conditional use status for a school for religious and educational purposes, including a high school and university, subject to the following additional terms and 30 conditions.

Case No. ZA 93-0670(PAD) - On November 17, 1993, a requested Approval of Plans to permit the construction of a student union building and recreation center was withdrawn at the request of the applicant.

Case No. CPC 86-829 GPC - On February 4, 1992, in conjunction with the General Plan/Zoning Consistency Program for the Bel Air-Beverly Crest Community, the City

Council adopted a change of zone from RE15 to RE40 over a portion of the subject site. Ordinance No. 167,564 became effective on March 15, 1992.

Case No. ZA 22095 - On November 9, 1976, the Zoning Administrator approved a variance to permit the maintenance of two temporary subdivision directional signs on the subject site.

Case No. 18445 - On December 19, 1966, the Zoning Administrator approved a conditional use permit authorizing the construction and operation of a specialized school for religious and educational purposes designated as Jewish University but also including high school religious educational classes; with said site to be developed with the usual college and high school buildings for classrooms, library, auditorium, field house, chapel and administrative offices, with playing field, recreational facilities and automobile parking areas, and with some students residence buildings primarily for the university level. The Board of Zoning Appeals denied a subsequent appeal on February 24, 1967, under Case No. BZA 1703, affirming the action of the Zoning Administrator, but modifying several conditions. A number of Plan Approvals related to this case have been granted in subsequent years; these are detailed below:

May 9, 1967 - The Zoning Administrator approved a tentative site plan for the first phase of development on the site.

March 3, 1975 - The Zoning Administrator approved plans for a three-story classroom and assembly building, approximately 68 feet by 366 feet.

February 5, 1978 - The applicant indicates that the Zoning Administrator approved plans for the administration building on this date. However, staff located no documents in the case file relating to such action.

December 23, 1982 - The Zoning Administrator approved plans for an identification sign.

Tentative Tract No. 27748 - On August 4, 1971, the Advisory Agency conditionally approved the tentative tract. The final tract map was recorded on January 1, 1974.

Surrounding Properties:

Case No. ZA 89-0147(CUZ) - On April 3, 1989, the Zoning Administrator approved a conditional use permit at 15500 Stephen S. Wise Drive, to permit the construction, use and maintenance of a 159-vehicle parking structure in conjunction with an existing Jewish Temple and Community Center.

Case No. ZA 17942 - On March 29, 1966, the Zoning Administrator approved a conditional use permit at 15560 Mulholland Drive authorizing the construction and operation of a Jewish Temple and Community Center for religious, educational and community functions, with accessory automobile parking facilities and outdoor amphitheater for summer meetings and a religious school complex.

SUMMARY OF PRIOR CASE

Case No. ZA 18445(PAD) - On November 18, 1997 the Zoning Administrator acted pursuant to the provisions of Section 12.24-G of the Los Angeles Municipal Code, to approve a Plan Approval request to permit a library, an auditorium, a student union, a recreation building and additional parking spaces on a site previously granted conditional use status for a school for religious and educational purposes, including a high school and university, subject to the following additional terms and 30 conditions.

That action was subsequently appealed to the Los Angeles City Board of Zoning Appeals who acted under their case number BZA Case No 5502 at their meeting date of January 20, 1998 to deny the protestant appeal.

It was noted in the action of the BZA that they stated:

Pursuant to Municipal Code Section 12.24-E. 2, where a lot has been approved for use as a governmental enterprise, church, hospital, educational institution or private school, including elementary and high school, no time limit shall apply to permit effectuation provided that all of the following conditions are met:

- a. The property involved is acquired or legal proceeding for its acquisition is commenced within one year of the date of such approval.
- b. A sign is immediately placed on the property indicating its ownership and the purpose to which it is to be developed, as soon as legally possible after such approval. Such sign shall have a surface area of at least 20 square feet.
- c. The sign is maintained on the property and in good condition until the conditional use privileges are utilized.

The conditions as modified by the BZA are listed below for the convenience of the reader:

Conditions of Approval

The conditions and requirements of Zoning Administration Case No. 18445-PAD have not been modified substantially, except as indicated below.

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over in the same color as the wall surface to-which it is applied within 24 hours of its occurrence.
5. No building permit shall be issued unless and until the applicant obtains-approval clearance from the Department of City Planning relative to the Mulholland Scenic Parkway Specific Plan [Ordinance No. 167,943]. The Zoning Administrator will not sign off plans until evidence of such Specific Plan approval clearance is provided by the applicant. **(Modified by the Board, 1-20-98)**
6. The applicant shall comply with Ordinance No. 170,978, the "Landscape Ordinance" to the satisfaction of the Zoning Administrator. In addition, the landscape plans shall indicate perimeter landscaping and measures to render the proposed buildings compatible with the hillside topography. At least 7% of surface parking areas shall be landscaped. [MND Condition No. 19.d. 2]
7. The applicant shall provide evidence to the Zoning Administrator, prior to the sign off of plans, that it has satisfied the Department of Transportation relative to the transportation demand management provisions of Ordinance No. 168,700.
8. The library shall not exceed 51,100 square feet of floor area nor a height of 57 feet. **(Modified by the Board, 1-20-98)**
9. The auditorium shall not exceed 5,600 square feet of floor area nor 275 fixed seats nor a height of 53 feet.
10. The student union shall not exceed 12,000 square feet of floor area nor a height of 47 feet
11. The recreation building shall not exceed 2,000 square feet of floor area nor a height of 47 feet.
12. The total number of parking spaces required for the combined existing development and the development identified in Condition Nos. 7 through 10 shall be not less than 551 parking spaces, exceeding the Code by 72 spaces, as indicated on Exhibits "B" and "C" - Tandem Parking Study Plan. New buildings/uses may be developed in phases as long as the number of Code-required parking spaces is provided prior to the issuance of each applicable certificate of occupancy or temporary certificate of occupancy. No fee may be assessed from students, faculty and staff for the parking of their vehicles parking on campus. Special event parking fees are permitted. **(Modified by the Board, 1-20-98)**
13. Tandem parking not to exceed ~~400~~ 210 spaces is permitted if the appropriate affidavit is recorded with the Department of Building and Safety. **(Modified by the Board, 1-20-98)**
14. The applicant shall submit parking and driveway plans to the Bureau of Engineering and the Department of Transportation for approval prior to the sign-off of plans by the Zoning Administrator. [MND Condition No. 13-f]
 - a. The applicant shall request approval from the Department of Transportation and install no parking, signage and red curb painting for the subject

property's frontage abutting Casiano Road to the satisfaction of the Zoning Administrator. **(Added by the Board, 1-20-98)**

15. The staging plan, as shown in Exhibit "D" - Parking Layout During Auditorium/Library Phase, shall be in effect during construction of the facilities identified above.
16. The applicant shall, in accordance with Exhibit "E" - a Street Improvement Plan dated August 14, 1997, dedicate if necessary as determined by the Department of Transportation and improve Casiano Road adjacent to the property as public street which will provide a through lane northbound and right turn lane. The applicant shall also provide dual left-turn lanes and a right-turn only lane at the intersection of Casiano Road and Mulholland Drive. These improvements shall be completed prior to the construction of any building authorized herein above. **(Modified by the Board, 1-20-98)**
17. The applicant shall provide on a continuing basis a schedule of major events [e.g. performing arts series, weddings, community events, fund raising events and graduation ceremonies] to be conducted on the property to the chief administrator of the Stephen S. Wise Temple, and request the administrator to provide the applicant, on a continuing basis, a schedule of major events at the Temple as a means of jointly minimizing circulation impacts on Casiano Drive Road caused by such simultaneously scheduled events. The applicant shall provide a copy of such letter to the Zoning Administrator as evidence of preliminary compliance prior to the sign-off of any building plans. The applicant shall also provide a copy of such letter to the Casiano Estates Homeowners Association. **(Modified by the Board, 1-20-98)**
18. Dormitory occupancy shall be limited to persons who are enrolled full a minimum of half -time on campus. Apartment occupancy shall be limited to full-time faculty, students enrolled a minimum of half-time on campus. "elder hostel" students, and visiting faculty/guests. This condition shall not preclude use of the dormitory units during the summer months by participants in the University's Summer Institute or other conferences on campus. All to the satisfaction of the Zoning Administrator. **(Modified by the Board, 1-20-98)**
19. Grading plans shall be consistent with the City's Landform Grading Manual guidelines as determined by the Zoning Administrator and the Grading Division of the Department of Building and Safety. [MND Condition No. 1.d.1]
20. Air filtration systems shall be provided in all proposed buildings. [MND Condition No. 2.d]
21. Prior to the approval of grading plans, the applicant shall submit to the Zoning Administrator and the Street Tree Division of the Bureau of Street Maintenance a plot plan prepared by a reputable tree expert as defined by Ordinance No. 153,478, indicating the location, size, type and condition of all existing trees on the site. The plan shall contain measures to preserve as many trees, including oaks, as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1 : 1 basis shall be required for the unavoidable loss of desirable trees on the site. MND Condition Nos. 4.a.b.1 and 4.a.b.2]]
22. The applicant shall investigate and prepare a report by a qualified wildlife professional addressing: the provision of escape routes to allow any resident wildlife

access to uninhabited areas; animal relocation and escape routes reflecting consultation with the Department of Animal Regulation; and post-construction landscape treatment to provide replacement habitat for wildlife and the use of native and drought-tolerant plants. [MND Condition No. 5. a - d]

23. ~~The parking area adjacent to Casiano Drive shall provide a solid masonry fence or a landscape berm six feet in height adjacent to any lot with a single family dwelling. Prior to the issuance of building permits, the applicant shall submit a plan to the review, approval and satisfaction of the Zoning Administrator to provide a buffer between the parking area located south of the student residences and the single-family dwellings located on Casiano Court. Such plan shall provide for a landscape berm six feet in height and/or a fence or decorative block wall along any adjacent lot on which a dwelling is located, if no such fence or wall currently exists. The applicant shall consult with the owners of such adjacent lots before submitting the buffer plan to the Zoning Administrator and with proof of consultation to the satisfaction of the Zoning Administrator. The improvements shown on the buffer plan (as approved by the Zoning Administrator) shall be constructed prior to, or concurrently with, the construction of the expanded parking lot.~~ [MND Condition No. 6.a.1] **(Modified by the Board, 1-20-98)**
24. Lighting shall be shielded and directed away from residential uses. Parking ramps and curved aisles in the parking structure shall be constructed of "rough" or "brushed" finished concrete to preclude tire squeal. MND Condition Nos. 6.a. 2, 7.a.1 and 7.a.3]
25. The applicant shall provide evidence submitted by a qualified acoustical engineer to the Zoning Administrator prior to the sign-off of plans specifying the CNEL contour within which the buildings will be located and the construction necessary to achieve an interior noise of (Ldn) of 60. [MND Condition No. 6.b.3]
26. The applicant shall submit plans to the Fire Department and incorporate all requirements of that agency prior to the sign- off of plans by the Zoning Administrator. [MND Condition No. 14.a]
27. The applicant shall consult with local energy and water providers to incorporate into the building plans conservation measures. [MND Condition No. 15/16.a]
28. Trash hauling shall be limited to between the hours of 7 a.m. to 8 6 p.m., Monday through Friday and 10 a.m. to 4 p.m., Saturday and no hauling or pickup is permitted on Sunday. **(Modified by the Board, 1-20-98)**
29. The grant clause and all conditions of approval shall be provided in the "Notes" portion on the building plans submitted to the Zoning Administrator and all other city Departments identified above.
30. Prior to the issuance of any permits relative to this matter, an acknowledgment and agreement to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

31. The applicant shall by written instruction and on a recurring schedule to the satisfaction of the Zoning Administrator advise its students, faculty and staff not to park on Casiano Road.
- a. A 24 hour contact phone number shall be established for the purpose of responding to parking complaints and to assist in the monitoring of on-street parking by students, faculty and staff. The phone number shall be maintained current (and) provided to nearby and adjacent property owners/residents and the Casiano Estates Homeowners Association.
 - b. A monitoring and noticing system, to include a windshield notice flyer for placement on violating vehicles, shall be developed so that corrective action can be taken with repeat violators. (Added by the Board, 1-20-98)
32. All trash bins and trash collection areas shall be shielded from view from Casiano Road. (Added by the Board, 1-20-98)

LETTERS TO THE FILE

Form Letter to the File - 9 copies - Support - June 11, 2008

I own a home located immediately adjacent to the Familian campus of the American Jewish University ("A") located on Casiano Dr. at Mulholland. It is my understanding that AJU is seeking Plan Approval and approval under the Mulholland Scenic Parkway Specific Plan for certain improvements to its campus, specifically remodeling the existing Library, including the addition of 7,000 sq. ft. within an existing adjacent parking structure and chapel space and relocating the Chapel, from the second floor to the first floor. The new Chapel will be built within the existing footprint of the building. Improvements will also include the renovation of an existing service drive accessed from Casiano Dr. into an outdoor terraced garden.

I have been presented with and reviewed the plans for these proposed improvements. Specifically, I reviewed plans, elevations and renderings of the above mentioned proposed improvements. After reviewing these, I have no objection to the project as currently proposed.

American Jewish University, Dr. Robert Wexler, President - August 27, 2008

At its June meeting the Board of Directors of the American Jewish University re-elected Mark Bookman as its Assistant Secretary. This is done so that Mr. Bookman is authorized to execute legal documents, agreements and the like on behalf of the University.

Stephen S. Wise Temple, Linda Salzman, Executive Director -Support - June 30, 2008

On June 26, 2008, Mark Bookman, Senior Vice President and Provost of the American Jewish University (AJU) met with me and other representatives of Stephen S. Wise Temple to review the university's proposed construction plans. Stephen S. Wise Temple is located across the street from the AJU. Mr. Bookman shared that the AJU is seeking approval to remodel and expand their existing library, change the existing service driveway into an outdoor terraced garden, and add a meeting room with a capacity of 250 people (to be built within the existing footprint of the building).

On behalf of Stephen S. Wise Temple, I support these proposed projects.

APPLICANT'S OVERALL STATEMENT

Background: American Jewish University ("AJU") (formerly known as the University of Judaism) is a private, liberal arts college located on approximately 22 acres at 15600 Mulholland Drive. AJU serves the surrounding community by providing for educational, cultural and religious training in a central location, and has become an educational institution of increasing national and international importance.

This application seeks modification of plans that were approved by the Board of Zoning Appeals in 1998 (the "**1998 approval**"). The 1998 approval provided for the construction of a new permanent library facility, an auditorium, a student union, a recreation building, and related parking facilities. The student union has been constructed, vesting the 1998 approval.

Pursuant to LAMC § 12.24-M, AJU seeks plan approval to expand its existing library to serve as critically needed interim library space until the previously approved permanent library can be constructed. In addition, AJU proposes to construct a small multi-purpose room on the west side of the existing academic building. The proposed multi-purpose room will replace an existing chapel that will be displaced by the interim library. The project will also include the installation of a small garden terrace in an area currently used as a driveway and drop-off area and a new identification sign along Casiano Avenue.

The proposed improvements will add 5,100 square feet of new floor area, all of which would be constructed within the existing footprint of the building. To offset this additional floor area,, AJU proposes that the 1998 approval, which provided for a 51,100 square foot permanent library facility, be modified to allow for a maximum 46,000 square foot permanent library facility (a reduction of 5,100 square feet).

AJU has modified its plans to allow for the construction of the interim library and related improvements while remaining in substantial conformance with the approved master plan. Other than the proposed 5,100 square foot reduction in the size of the approved permanent library building AJU is not requesting any modifications to the 1998 conditions of approval. The present request and the proposed improvements are in compliance with the 1998 conditions of approval and all other applicable zoning requirements.

Original Conditional Use Approval: The University received Conditional Use approval pursuant to ZA Case No. 18445 on December 19, 1966 for "the construction and operation of a specialized school for religious and educational purposes." The Conditional Use Permit authorized the progressive development of the Site "with the usual college and high school buildings for classrooms, library, auditorium, field house, chapel and administrative offices, with playing field, recreational facilities and automobile parking areas, and with some student residence buildings primarily for the university level . . ." On February 29, 1967 the Los Angeles Board of Zoning Appeals ("BZA") upheld the action of the Zoning Administrator and modified the conditions of the permit (BZA Case No. 1703).

Subsequent Plan Approvals and Related Actions: Subsequent to the approval of the original Conditional Use Permit, the Applicant received plan approvals for progressive phases of development. These phases include the University classroom building in 1975, the Administration building in 1978, six dormitory buildings in 1981, and a Library, student

union, recreation center and related parking in 1998. The relevant approvals are listed below

May 9, 1967 - approval was given for a tentative site plan dated April 20, 1967 for the first phase of development on the Site.

August 4, 1971 - Tentative Tract No. 27748 was conditionally approved by the Advisory Agency in accordance with condition No. 1 of the Conditional Use Permit.

January 1, 1974 - Tract No. 27748 recorded showing the Site as lot 2 and the Stephen Wise Temple site across Casiano Road as lot 1.

March 3, 1975 - the Zoning Administrator approved plans for construction of an approximately 68 feet by 366 feet irregularly shaped three-story classroom and assembly building as the first phase of development.

February 5, 1978 - the Zoning Administrator approved a plan for the administration building.

April 21, 1981 - the Zoning Administrator approved plans for six dormitory buildings and related parking facilities.

July 22, 1981 - the Board of Zoning Appeals upheld the Zoning Administrator's action of April 21, 1981 approving six dormitory buildings and modified the conditions of the approval (BZA Case No 2992).

- December 23, 1982 - the Zoning Administrator approved plans for an identification sign for the University.

March 31, 1993 - The Environmental Staff Advisory Committee issued MND 93-0066 CUZ-(DRB)(SPE) for the proposed construction of a 88,100 square foot addition (53,500 square foot library; 12,100 square foot student union; 2,000 square foot recreation center; 20,500 square foot fine arts building) and related parking facilities on the Site.

November 18, 1997 - The Zoning Administrator approved AJU's Plan Approval application for a smaller, modified project to allow for the construction of 51,100 square foot library, a 5,600 square foot auditorium, a 12,000 square foot student union, and a 2,000 square foot recreation center, totaling 65,100 square feet, and related parking facilities, and approved the MND (Case No. ZA 18445 (PAD)).

January 20, 1998 - The Board of Zoning Appeals upholds the Zoning Administrator's decision, subject to revised conditions of approval (BZA Case No. 5502).

On May 9, 2001, the Planning Director approved the design of the 12,000 square foot Auerbach Student Life Center pursuant to the Mulholland Scenic Parkway Specific Plan (Case DIR-2001-1363-DRB).

The 1998 approval was effectuated and became vested upon construction of the Auerbach Student Life Center in 2001

Proposed Improvements: AJU's current library facilities are inefficiently designed and too small to serve its future needs. Specifically, the reading room, stacks, documentation center and library staff offices currently occupy approximately 9,100 square feet in the

academic building. The library computer center, educational resource center and bible collection storage now occupy approximately 3,050 square feet in the administration building.

The 1998 approval provided for the construction of a new 51,100 square foot permanent library facility. However, AJU does not currently have the necessary funding to construct this facility. As such, AJU plans to expand its existing library, which would serve as its "interim" library until the previously approved library building can be completed. The existing library is located on the second level of the existing academic building, and would be expanded into an area that is now a covered driveway and parking area.

The expanded library would also occupy an area that is currently used as a small chapel. AJU intends to replace this chapel with a new multi-purpose room that will be constructed within an existing covered patio area on the first level of the west side of the academic building. All new floor area, which would total approximately 5,100 square feet, would be constructed within the footprint of the existing building. AJU also intends to install a small garden terrace in an area currently used as a driveway and drop-off area and a new identification sign along Casiano Avenue. Photographs and computer renderings outlining the location of this construction are attached as (Applicant's) Exhibit 1. These and other proposed improvements are depicted in the plans submitted herewith, which include floor plans and elevations.

The proposed improvements would add 5,100 square feet of new floor area to the existing main academic building. In order to offset this new floor area, AJU also requests a modification of the current condition of approval for the permanent library. As noted above, the 1998 approval provided for a 51,100 square foot library. AJU proposes a modification to condition no. 8 of the 1998 approval to reduce the size of the approved permanent library from 51,100 to 46,000 square feet of floor area. No other changes to the approved permanent library are proposed.

The 1998 approval also provided for the addition of a 5,600 square foot auditorium to accommodate up to 275 students as part of the new library facility. The auditorium would be used primarily as a lecture hall. Currently, lectures are held in either the existing 479 seat auditorium or the chapel. Neither of these facilities are conducive to this type of use; the chapel is not equipped with the type of seating or lighting for lecture facilities, and the utilization of the auditorium for this number of students is extremely costly. AJU is not seeking any modification to this approval, and plans to construct both the auditorium and the permanent library building at some point in the future.

Parking: The existing Plan Approval requires that upon completion of all improvements, the site provide at least 551 parking spaces, exceeding Code requirements by 72 spaces (see condition. no. 12). Plans approved in 1998, which include the construction of a new parking structure, comply with this requirement.

Construction of the interim library and related improvements will result in a reduction of up to 5 spaces in the existing surface lot next to the main academic building. Despite this temporary reduction in parking, AJU will at all times provide parking far in excess of code requirements. Upon completion of the interim library and related improvements, AJU will provide at minimum 452 spaces, exceeding code requirements by 105 spaces. Upon completion of all approved improvements, 600 parking spaces will be provided, which will exceed applicable zoning requirements and the requirements of condition no. 12.

Conditional Use Permit Plans: The proposed improvements, and the proposed 5,100 square foot reduction in the size of the approved permanent library building, are reflected on the plans identified as Exhibits "A," "B," "C," "D," "E," "F," and "G" submitted with this application. These plans would replace as Exhibits "A," "B," "C," "D," and "E" referred to in condition nos. 2, 12, 15, and 16 of the 1998 approval.

Mulholland Scenic Parkway Specific Plan and Design Review: The Project has been designed in conformance with the design criteria set forth in the Specific Plan. Plans have been submitted for design review, and the Project has already obtained all necessary Design Review Board clearances.

California Environmental Quality Act (CEQA) Exemption: The Project is exempt from CEQA pursuant to CEQA Guideline § 15314 and City CEQA Guidelines Art. III(I)(n). This exemption, which is referred to as a "class 14" exemption ("Minor Additions to Schools"), exempts projects that consist of "minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less." The Project is not increasing student capacity, and is not adding more than ten classrooms.

The Project is also exempt from CEQA pursuant to the "common sense" exemption set forth in CEQA Guideline §15061(b)(3) and City CEQA Guidelines Art. II(I), which provides that a project is exempt from CEQA if:

"The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Furthermore, the Project is notably smaller than the project approved in the original mitigated negative declaration ("MND"). It involves no impacts that were not addressed by the MND, and indeed will result in lesser impacts than the MND contemplated. Therefore, no further environmental review is required pursuant to CEQA Guideline § 15162 and City CEQA Guideline Art. II(2)(i).

ADDITIONAL STATEMENTS MADE BY THE APPLICANT

- The Bel Air-Beverly Crest Community Plan states that "needed school facilities should be provided as conditions warrant." American Jewish University ("AJU") has occupied its current site for decades, and is in need of interim library and academic space to better provide a level of educational opportunities commensurate with its academic status and importance in the community.

The Project will occur within the footprint of an already-developed university site, and will not encroach upon or impact surrounding residential communities, aligning with the Community Plan's goal of preserving the area's low-density residential character. The Project does not increase student enrollment or involve adding additional programs or staff, thus traffic will not increase.

- AJU needs to move forward with a component of its overall development plan. Plan approval is necessary to begin construction on temporary library space and additional academic space.

The Project site is presently developed with administrative, academic, and religious space, a student union, and associated parking. Administrative, academic, and religious uses total approximately 100,130 square feet. The student union is approximately 13,602 square feet. There are currently 457 parking spaces.

The Campus is one story when viewed from Casiano Road, with buildings that terrace down a hill toward Mulholland Drive, providing two additional floors of utilized space.

The University received Conditional Use approval pursuant to ZA Case No. 18445 on December 19, 1966 for "the construction and operation of a specialized school for religious and educational purposes." The Conditional Use Permit authorized the progressive development of the Site "with the usual college and high school buildings for classrooms, library, auditorium, field house, chapel and administrative offices, with playing field, recreational facilities and automobile parking areas, and with some student residence buildings primarily for the university level . . ." On February 29, 1967 the Los Angeles Board of Zoning Appeals ("BZA") upheld the action of the Zoning Administrator and modified the conditions of the permit (BZA Case No. 1703).

Subsequent to the approval of the original Conditional Use Permit, the Applicant received plan approvals for progressive phases of development. These phases include the University classroom building in 1975, the Administration building in 1978, six dormitory buildings in 1981, and a library, student union, recreation center and related parking in 1998. The relevant approvals are listed below:

May 9, 1967 - approval was given for a tentative site plan dated April 20, 1967 for the first phase of development on the Site.

August 4, 1971 - Tentative Tract No. 27748 was conditionally approved by the Advisory Agency in accordance with condition No. 1 of the Conditional Use Permit.

January 1, 1974 - Tract No. 27748 recorded showing the Site as lot 2 and the Stephen Wise Temple site across Casiano Road as lot 1.

March 3, 1975 - the Zoning Administrator approved plans for construction of an approximately 68 feet by 366 feet irregularly shaped three-story classroom and assembly building as the first phase of development.

February 5, 1978 - the Zoning Administrator approved a plan for the administration building.

April 21, 1981 - the Zoning Administrator approved plans for six dormitory buildings and related parking facilities.

July 22, 1981 - the Board of Zoning Appeals upheld the Zoning Administrator's action of April 21, 1981 approving six dormitory buildings and modified the conditions of the approval (BZA Case No 2992).

December 23, 1982 - the Zoning Administrator approved plans for an identification sign for the University.

March 31, 1993 - The Environmental Staff Advisory Committee issued MND 93-0066CUZ(DRB)(SPE) for the proposed construction of a 88,100 square foot addition (53,500 square foot library; 12,100 square foot student union; 2,000 square foot recreation center; 20,500 square foot fine arts building) and related parking facilities on the Site.

November 18, 1997 - The Zoning Administrator approved AJU's Plan Approval application for a smaller, modified project to allow for the construction of 51,100 square foot library, a 5,600 square foot auditorium, a 12,000 square foot student union, and a 2,000 square foot recreation center, totaling 65,100 square feet, and related parking facilities, and approved the MND (Case No. ZA 18445 (PAD). January 20, 1998 - The Board of Zoning Appeals upholds the Zoning Administrator's decision, subject to revised conditions of approval (BZA Case No. 5502).

- On May 9, 2001, the Planning Director approved the design of the 12,000 square foot Auerbach Student Life Center pursuant to the Mulholland Scenic Parkway Specific Plan (Case DIR-2001-1363-DRB).
- The 1998 approval was effectuated and became vested upon construction of the Auerbach Student Life Center in 2001.
- AJU is a private university that provides undergraduate programs through its College of Arts and Sciences and graduate programs in Education, Non-Profit Management and Rabbinic Studies.
- **CUP condition No. 6 allows for an enrollment of up to 500 students.** AJU is a small university. **Enrollment as of Spring 2008 was 97 students** in the College of Arts and Sciences, 26 students in graduate education programs, 37 students in graduate non-profit management, and 55 students in graduate rabbinic studies. Some students study in multiple programs concurrently, thus total enrollment is somewhat under the total of head-counts in all programs.

The current Project will not increase enrollment.
- The hours of operation are:

Monday - Thursday:	8:00am - 10:00pm
Friday:	8:00am - 9:30pm
Sunday:	9:30am - 6:00pm
- The number of classrooms and teachers are:

24 classrooms. Approximately 63 faculty members.
- AJU students either live on campus or provide their own transportation. Students from local Jewish day schools occasionally use AJU space. Student loading and unloading for these events occurs next to the residential complex. There is a "U" shaped driving pattern around the complex and loading and unloading occurs in the area furthest from the street.

- Identification sign affixed to retaining wall which extends to a maximum height of 4 feet above finished grade, as approved by the Zoning Administrator on December 23, 1982.
- The site includes 86 dormitory units for students and 20 apartments units for
- On average there are approximately 100 special events per year, including performances, community events, fund-raisers, and other functions. Approximately one-half Or these events involve fewer than 100 people. No athletic events are held on campus.
- There is an existing auditorium with 479 fixed seats. A proposed lecture hall would add 275 fixed seats.
- Security and directional lighting has and will be provided in accordance with existing conditions of approval.
- There are currently 457 on-site parking spaces. On-site parking will initially be reduced by approximately 5 spaces, but will eventually reach 600 spaces. Parking will exceed code requirements at all times.
- The existing library is located on the second level of the existing academic building, and would be expanded into an area that is now a covered driveway and parking area, to serve as an interim library until the new permanent library, which was approved in 1998, can be completed.
- The expanded library would also occupy an area that is currently used as a small chapel. AJU intends to replace this chapel with a new multi-purpose room that will be constructed within an existing covered patio area on the first level of the west side of the academic building. All new floor area would be constructed within the footprint of the existing building.
- Religious instruction occurs as part of the regular program of study at the school of Rabbinic Studies. All religious instruction occurs in campus academic or religious facilities.
- A public hearing is not required for the Project because the Project will not have a significant effect on adjoining properties or the immediate neighborhood. As detailed above, the Project involves minor construction within the footprint of an established use. Further, adjoining property owners have signed letters in support of the Project, which are attached. Given the support of adjoining property owners, the Project is not likely to evoke public controversy.

PUBLIC HEARING

No public hearing has been held on the instant matter, the requirement for such hearing having been waived by the Chief Zoning Administrator.

Now in the instant matter, all of the prior actions have been reviewed. Little impact is seen to result from the project that has not been previously dealt with. Most noteworthy are the letters of support for the Applicant's request from nearby property owners. The prior conditions of the Board of Zoning Appeals have been carried forward by reference and

shall apply in the instant case except as may have been modified by the Applicant's request. Persons wishing to contact the Zoning Administrator are advised that the best way to contact him in the future is to send an email to **AlbertLandini@AOL.com** making sure to put the case number in the subject line and to state in the body of the text that which they are seeking answered. They are also encouraged to put their own telephone numbers in the body of the email text so that staff assigned to assist them can reach them easily and schedule an appointment.

AUTHORITY FOR PLAN APPROVAL

Section 12.24-M of the Los Angeles Municipal Code provides in part:

"M. Development, Change or Discontinuance of Uses:

1. Development of Site. On any lot or portion thereof on which a conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, and existing institutions or school developments may be expanded as permitted in Subsection L of this Section, provided plans therefore are submitted to and approved by the Commission or by a Zoning Administrator, whichever has jurisdiction at that time ...".

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

Previously the Zoning Administrator had found that:

The proposed location will be desirable to the public convenience or welfare because the site is occupied by the University of Judaism, originally granted a conditional use by the Zoning Administrator on December 19, 1966 under Case No. 18445, and subsequently by the Board of Zoning Appeals under Case No. 1703 on February 24, 1967 for "the construction and operation of a specialized school for religious and educational purposes designated as 'Jewish University' but also including high school religious and educational classes; with said site to be developed with the usual college and high school buildings ..."

The subject request involves the same property and substantially completes the development authorized by such prior actions. The proposed project will increase the availability of on-site parking spaces to 551 which exceeds by 72 the 479 spaces required by the Municipal Code and will reduce the existing desirability or need by visitors to park on Casiano Drive.

Street widening adjacent to 400 feet of frontage on Casiano Drive will accommodate 20 vehicles in a right turn lane and assist in the flow of visitors into the property. The proposed buildings will permit the university to function as other similar institutions do with a library, an auditorium, a student union and a recreation building.

As enrollment and campus housing are at the maximum level permitted by the terms of the conditional use, the requested facilities before me should not induce significant traffic growth in the area. The project will obviously enhance the viability of the university and provide additional "convenience" to students, if convenience is equated with additional parking, appropriate physical space for accessing books, attending lectures and unwinding on the basketball court.

This prior finding remains valid in light of the applicant's instant request to reduce the size of the previously approved project and to modify the plans that were approved by the Board of Zoning Appeals in 1998, with said modification seeking to expand the existing library to provide interim library space until the previously approved permanent library can be constructed. In addition, what has been approved herein is a small multi-purpose room on the west side of the existing academic building, which will replace an existing chapel. Further approved is the installation of a small garden terrace in an area currently used as a driveway and drop-off area and new identification of sign along Casiano Avenue.

These proposed improvements will add 5,100 square feet of new floor area, all of which would be constructed within the existing footprint of the building. To offset this additional floor area, AJU seeks to modify the 1998 approval for a 51,100 square-foot permanent library facility to now allow only a 46,000 square-foot permanent library facility (a reduction of 5,100 square feet).

In light of all that has been said above, the Zoning Administrator can again find that the proposed project location will be desirable to the public convenience or welfare.

2. The location is proper in relation to adjacent uses or the development of the community.

Previously the Zoning Administrator had found that:

The location is proper in relation to adjacent uses or the development of the community because the adjacent uses consist of approximately 150 single family dwellings on Casiano Drive and Local Streets which branch off in the hillside, and the Stephen S. Wise Temple on the opposite side of Casiano Drive.

The conditional use approval in 1967 preceded the development of the dwellings and the Getty and Skirball museums located nearby in the Sepulveda Pass. The buildings have been designed to fit into the hillside topography; none exceed three stories or 57 feet above adjacent grade.

Exhibit "E" provides a detailed description of permitted building square footage and height. Required landscaping will further render the buildings compatible as viewed from adjacent streets and the freeway.

No large signs or steeples are proposed which would function as visual billboards or distractions. Given the limited size of the property, the existing sloping topography and the placement of existing buildings thereon, there are a finite number of alternative locations for the proposed facilities. The

Applicant met with neighbors prior to submitting the most recent plans which incorporate certain changes in the design of the proposed buildings reflecting their input.

Exhibit "N" in the Applicant's submittal package, a photograph of a scaled topographic model of the site approximates the compatibility of the buildings with the property.

Access is improved over the existing condition of the property through interconnected pedestrian paths and complete internal automobile circulation where any parking area is accessible to any other such area. Portions of the proposed buildings will be constructed below the existing ground elevation which minimizes their height above grade.

Little has changed since the above finding was made. The dynamics of the proposed development are not significantly different from that which was previously approved. What is being sought here is a "tuning" of the project to allow the university to meet immediate needs of its programs. The amount of square footage involved is small and is to be balanced off by reduction in amount of square footage that was previously approved in 1998 by the Board of Zoning Appeals. Thus, the Zoning Administrator can again find that the location is proper in relation to adjacent uses or the development of the community.

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

Previously the Zoning Administrator had found that:

The use will not be materially detrimental to the character of the development in the immediate neighborhood because the subject property and the Stephen S. Wise Temple at the southeast and northeast corners of Casiano Road and Mulholland Drive, respectively, provide a strong institutional presence in the area, with all other uses to the east being single family dwellings.

The San Diego Freeway to the west is a barrier to the rest of the Bel Air-Beverly Crest community. The Getty and Skirball museums are also institutional in nature but they are not in the immediate neighborhood.

The proposed buildings will not change the character of the campus nor should it result in negative land use impacts. The proposed campus build-out was envisioned 30 years ago through the conditional use approval [and even earlier by the Applicant] and, as is the case with most universities, was not expected to be built in a day. While some residents believe no additional development is preferable to any development, such viewpoint does not lead to solving the traffic problems facing the neighbors and it is not particularly clear from the testimony to what degree the Applicant institution is the cause of such traffic problems.

As the university president noted at the public hearing, the ebb and flow of students and visitors to the university is much different than the ingress and egress patterns at the Temple as university classes are scheduled

throughout the day as opposed to a religious service which has a specific start time and conclusion where several hundred persons arrive and depart at the same time, and approximately 40% of the university's enrollment is composed of students residing on campus who therefore are not commuting to class on the public roadway and not adding to congestion.

Issues related to the applicability of the Mulholland Scenic Corridor Specific Plan to the proposed development are not within the jurisdiction of the Zoning Administrator and are subject to proper review pursuant to Condition No. 5.

There was discussion at the public hearing of interference with existing parking spaces during the construction phase. Condition No. 15 addresses the parking management plans that will be in place to provide for the needs of students and other university visitors as well as for construction workers and their associated staging areas.

The proposed expansion of the University of Judaism will require an additional 170 parking spaces (24 parking spaces for the student union and recreation buildings, and 146 parking spaces for the library and auditorium building). Currently, the University of Judaism is required to provide 309 parking spaces.

If the student union and recreation buildings are constructed first, approximately 87 parking spaces will be removed during construction, resulting in an available parking supply of 313, still above the 309 required. Upon completion of the student union and recreation buildings, 359 parking spaces will be provided with 333 parking spaces required.

The construction of the library and auditorium requires 146 new parking spaces, which will be provided in a new parking structure containing 330 parking spaces (an additional 156 spaces), for total of 556 parking spaces (400 + 156). During construction of the parking structure, 174 parking spaces will be impacted. This would leave 226 parking spaces (400 - 174) if the library/auditorium construction phase goes first. The parking shortage would therefore be approximately 83 parking spaces (309 - 226) during construction of the library/auditorium/parking structure.

Approximately 86 additional parking spaces could be constructed in the proposed student housing parking lot which is scheduled to be constructed for the student union and recreation buildings. Furthermore, an additional 53 on-street parking spaces are available to supplement the parking demand during construction. Therefore, the total available parking with the replacement parking and off-street parking supply included, is 340 parking spaces, 31 more spaces than required.

The Applicant has provided an existing parking layout (400 parking spaces) for the University of Judaism, a future master plan (with tandem parking layout) and a parking layout of the auditorium/ library construction phase showing the potential replacement parking lot.

The project at build-out will provide 72 parking spaces in excess of the Municipal Code requirements. There is no parking fee which might otherwise

discourage some people from parking on campus. Elevators and walkways will improve vertical and horizontal access throughout the site. Fully integrated parking access will promote on-site parking usage. Additional through and right turn lanes northbound and two southbound left turn lanes and a right turn lane will reduce existing congestion. All of these features in combination should result in an improvement to circulation in the area and reduce the demand for curb parking in the adjoining residential area.

Parking which was a main issue of the prior action will not be further affected by the action taken herein. It is not known if additional parking will be required by the requested multipurpose room. That determination will be made by the Department of Building and Safety who might consider it as an ancillary function of the library expansion and hence require parking to be provided in accordance with the requirements for libraries. In any case, the applicant has not sought any relief from previously imposed parking requirements and none has been granted herein. Thus, the Zoning Administrator can again find that the use will not be materially detrimental to the character of the development in the immediate neighborhood.

4. The proposed location will be in harmony with the various elements and objectives of the General Plan.

Previously the Zoning Administrator had found that:

The proposed location will be in harmony with the various elements and objectives of the General Plan because the Bel Air-Beverly Crest Plan Map designates the predominant portion of the property for Minimum density residential land uses corresponding to the A1, A2 and RE40 Zones.

A small portion of the site may also be designated by the Map as Very Low II density residential land uses corresponding to the RE15 Zone and Open Space which indicates no corresponding zone.

By policy, privately owned land designated Open Space on the Plan shall be consistent with the A1 Zone. The Plan also designates Mulholland Drive as a Scenic Parkway. The Mulholland Scenic Parkway Specific Plan includes the subject property and compliance therewith is required by Condition No. 5.

As conditioned, the proposed project is consistent with the prior conditional use grant for the site and is designed to be compatible with and sensitive to existing topography.

Required landscaping and proposed building height and bulk limitations should result in an attractive development. The conditional use procedure is widely utilized in areas planned and zoned for residential uses. The community also includes the Stephen S. Wise Temple and school, the Roscomare Elementary School and the Leo Baeck Temple and school. No other plans relate directly to the proposed project. In summary, the project is consistent with the Plan.

This finding remains valid today.

ADDITIONAL MANDATORY FINDINGS

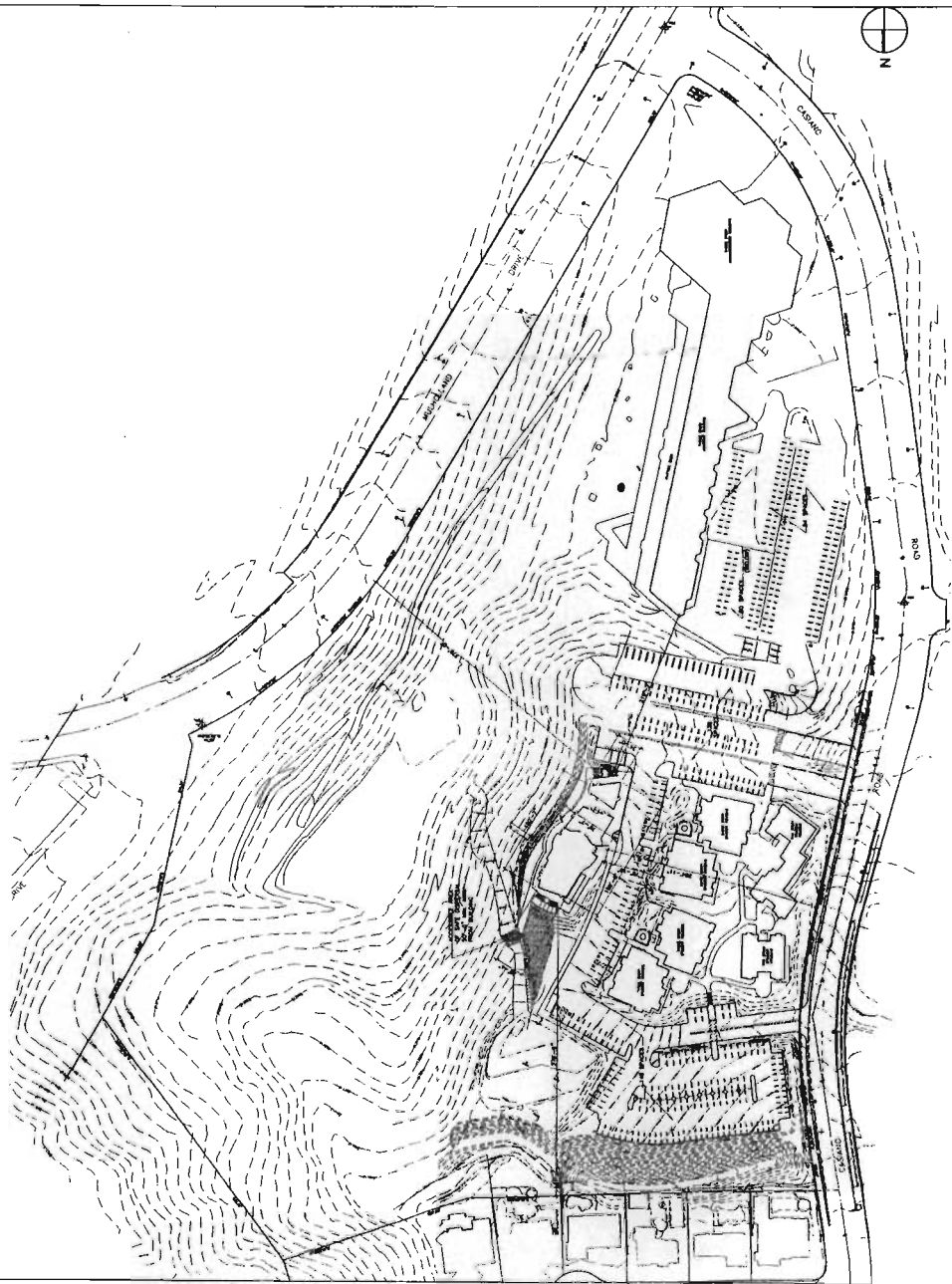
5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
6. On March 31, 1993, a Mitigated Negative Declaration (MND 93-0066-CUZ(DRB)(SPE) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



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AL:lmc

cc: Councilmember Jack Weiss
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SITE PLAN

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DATE: 1-30-00

BY: PW

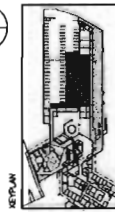
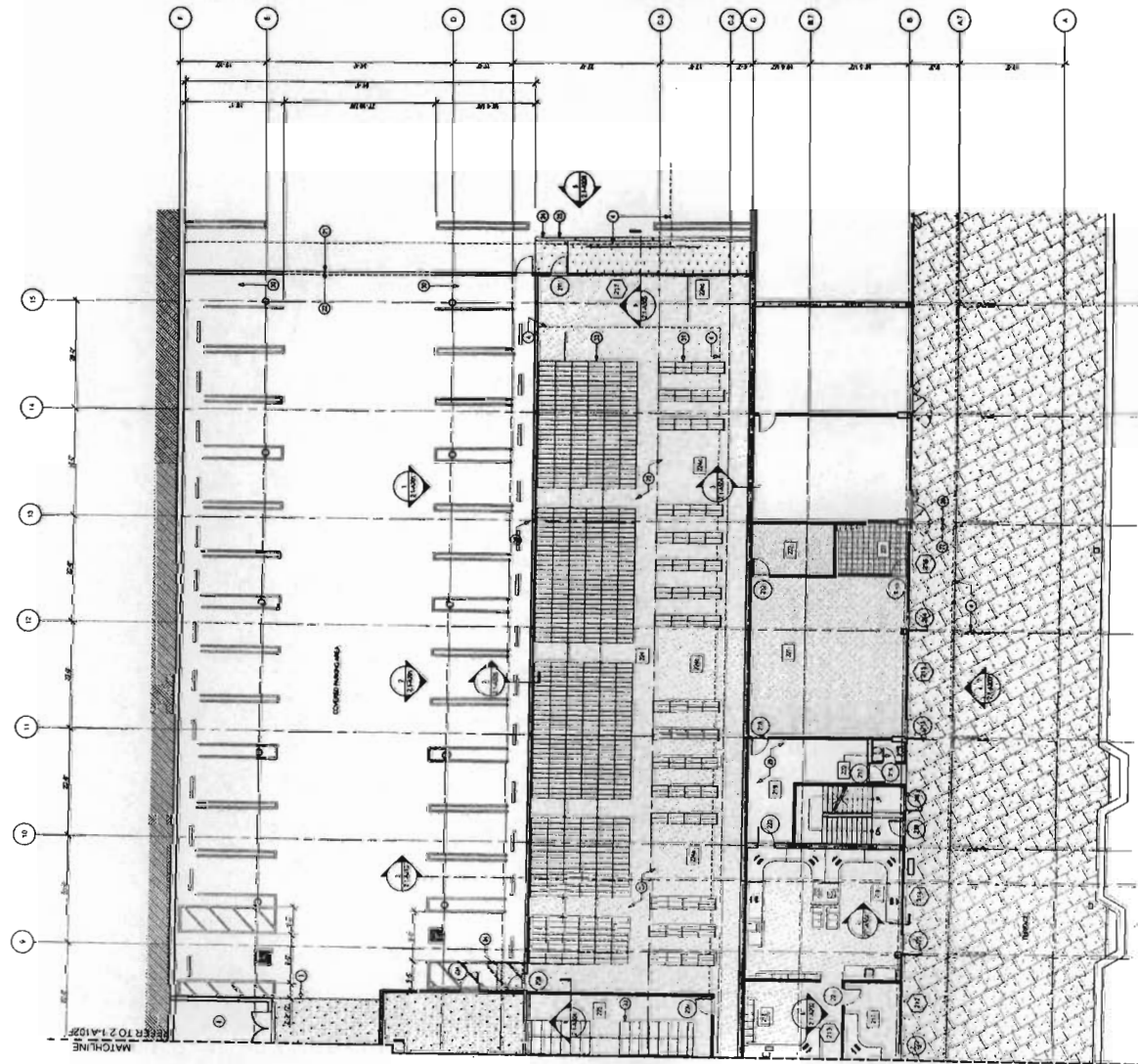
CHECKED BY: PW

SCALE: 1/8" = 1'-0"

A002

1 ZA 1996 18445 (PAD) (PA 2)

ROOM NO.	ROOM NAME	AREA (SQ. FT.)	NO. OF SEATS	NO. OF STUDENTS	NO. OF FACULTY	NO. OF VISITORS	NO. OF OTHERS	NO. OF TOTAL
101	RECEPTION	100	2	0	0	0	0	2
102	OFFICE	200	0	0	0	0	0	0
103	CONFERENCE	150	0	0	0	0	0	0
104	CLASSROOM	300	0	0	0	0	0	0
105	LABORATORY	400	0	0	0	0	0	0
106	LIBRARY	500	0	0	0	0	0	0
107	STUDENT UNION	600	0	0	0	0	0	0
108	CAFETERIA	700	0	0	0	0	0	0
109	GYMNASIUM	800	0	0	0	0	0	0
110	POOL	900	0	0	0	0	0	0
111	ARTS CENTER	1000	0	0	0	0	0	0
112	MUSIC CENTER	1100	0	0	0	0	0	0
113	DANCE CENTER	1200	0	0	0	0	0	0
114	THEATRE	1300	0	0	0	0	0	0
115	CONVENTION CENTER	1400	0	0	0	0	0	0
116	EXHIBITION HALL	1500	0	0	0	0	0	0
117	SPORTS CENTER	1600	0	0	0	0	0	0
118	CLUBHOUSE	1700	0	0	0	0	0	0
119	BAR	1800	0	0	0	0	0	0
120	RESTAURANT	1900	0	0	0	0	0	0
121	DISCO	2000	0	0	0	0	0	0
122	GAME ROOM	2100	0	0	0	0	0	0
123	POOL	2200	0	0	0	0	0	0
124	GYMNASIUM	2300	0	0	0	0	0	0
125	ARTS CENTER	2400	0	0	0	0	0	0
126	MUSIC CENTER	2500	0	0	0	0	0	0
127	DANCE CENTER	2600	0	0	0	0	0	0
128	THEATRE	2700	0	0	0	0	0	0
129	CONVENTION CENTER	2800	0	0	0	0	0	0
130	EXHIBITION HALL	2900	0	0	0	0	0	0
131	SPORTS CENTER	3000	0	0	0	0	0	0
132	CLUBHOUSE	3100	0	0	0	0	0	0
133	BAR	3200	0	0	0	0	0	0
134	RESTAURANT	3300	0	0	0	0	0	0
135	DISCO	3400	0	0	0	0	0	0
136	GAME ROOM	3500	0	0	0	0	0	0
137	POOL	3600	0	0	0	0	0	0
138	GYMNASIUM	3700	0	0	0	0	0	0
139	ARTS CENTER	3800	0	0	0	0	0	0
140	MUSIC CENTER	3900	0	0	0	0	0	0
141	DANCE CENTER	4000	0	0	0	0	0	0
142	THEATRE	4100	0	0	0	0	0	0
143	CONVENTION CENTER	4200	0	0	0	0	0	0
144	EXHIBITION HALL	4300	0	0	0	0	0	0
145	SPORTS CENTER	4400	0	0	0	0	0	0
146	CLUBHOUSE	4500	0	0	0	0	0	0
147	BAR	4600	0	0	0	0	0	0
148	RESTAURANT	4700	0	0	0	0	0	0
149	DISCO	4800	0	0	0	0	0	0
150	GAME ROOM	4900	0	0	0	0	0	0
151	POOL	5000	0	0	0	0	0	0
152	GYMNASIUM	5100	0	0	0	0	0	0
153	ARTS CENTER	5200	0	0	0	0	0	0
154	MUSIC CENTER	5300	0	0	0	0	0	0
155	DANCE CENTER	5400	0	0	0	0	0	0
156	THEATRE	5500	0	0	0	0	0	0
157	CONVENTION CENTER	5600	0	0	0	0	0	0
158	EXHIBITION HALL	5700	0	0	0	0	0	0
159	SPORTS CENTER	5800	0	0	0	0	0	0
160	CLUBHOUSE	5900	0	0	0	0	0	0
161	BAR	6000	0	0	0	0	0	0
162	RESTAURANT	6100	0	0	0	0	0	0
163	DISCO	6200	0	0	0	0	0	0
164	GAME ROOM	6300	0	0	0	0	0	0
165	POOL	6400	0	0	0	0	0	0
166	GYMNASIUM	6500	0	0	0	0	0	0
167	ARTS CENTER	6600	0	0	0	0	0	0
168	MUSIC CENTER	6700	0	0	0	0	0	0
169	DANCE CENTER	6800	0	0	0	0	0	0
170	THEATRE	6900	0	0	0	0	0	0
171	CONVENTION CENTER	7000	0	0	0	0	0	0
172	EXHIBITION HALL	7100	0	0	0	0	0	0
173	SPORTS CENTER	7200	0	0	0	0	0	0
174	CLUBHOUSE	7300	0	0	0	0	0	0
175	BAR	7400	0	0	0	0	0	0
176	RESTAURANT	7500	0	0	0	0	0	0
177	DISCO	7600	0	0	0	0	0	0
178	GAME ROOM	7700	0	0	0	0	0	0
179	POOL	7800	0	0	0	0	0	0
180	GYMNASIUM	7900	0	0	0	0	0	0
181	ARTS CENTER	8000	0	0	0	0	0	0
182	MUSIC CENTER	8100	0	0	0	0	0	0
183	DANCE CENTER	8200	0	0	0	0	0	0
184	THEATRE	8300	0	0	0	0	0	0
185	CONVENTION CENTER	8400	0	0	0	0	0	0
186	EXHIBITION HALL	8500	0	0	0	0	0	0
187	SPORTS CENTER	8600	0	0	0	0	0	0
188	CLUBHOUSE	8700	0	0	0	0	0	0
189	BAR	8800	0	0	0	0	0	0
190	RESTAURANT	8900	0	0	0	0	0	0
191	DISCO	9000	0	0	0	0	0	0
192	GAME ROOM	9100	0	0	0	0	0	0
193	POOL	9200	0	0	0	0	0	0
194	GYMNASIUM	9300	0	0	0	0	0	0
195	ARTS CENTER	9400	0	0	0	0	0	0
196	MUSIC CENTER	9500	0	0	0	0	0	0
197	DANCE CENTER	9600	0	0	0	0	0	0
198	THEATRE	9700	0	0	0	0	0	0
199	CONVENTION CENTER	9800	0	0	0	0	0	0
200	EXHIBITION HALL	9900	0	0	0	0	0	0



2.1-A103

ZA 1996 18445

PAUL M. ROSS
ARCHITECTS

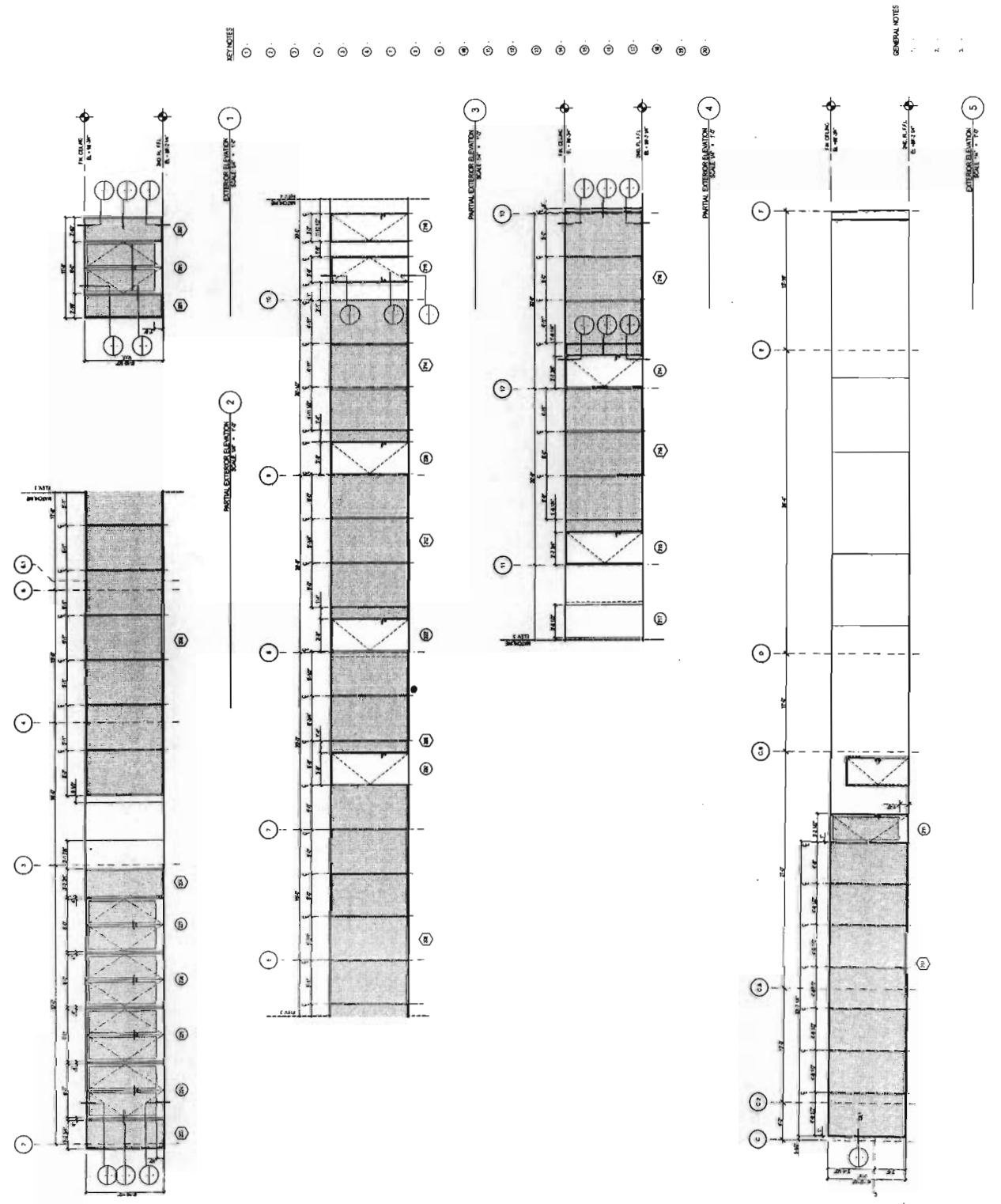
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OPTIONAL
PRINTING
AND
REVISIONS

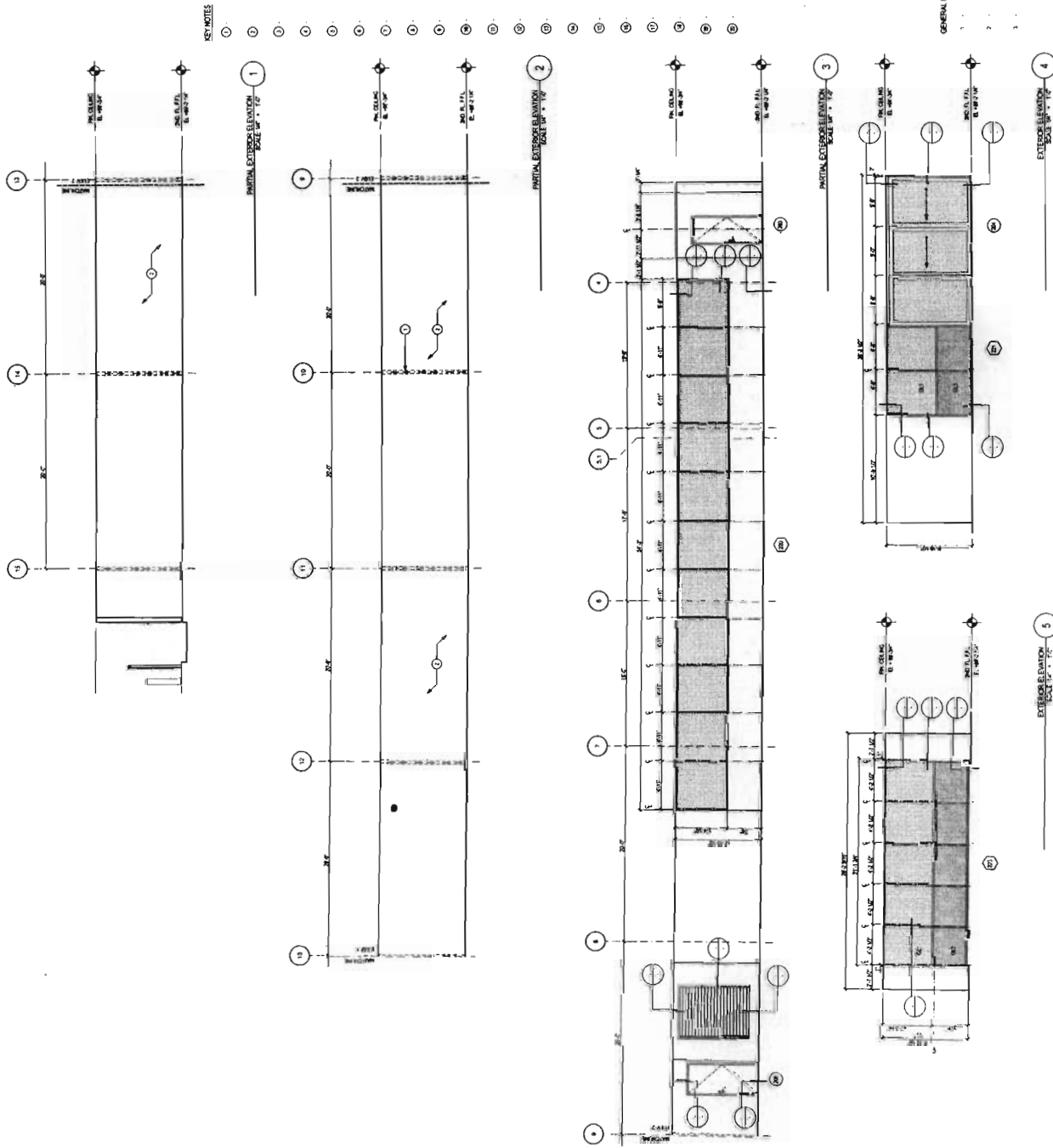
AMERICAN
ARCHITECT
1000 N. GARDEN
ST. LOUIS, MO 63107

PROJECT NO.
DATE
FLOOR PLAN

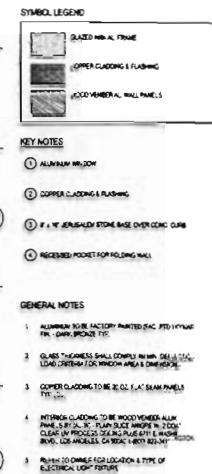
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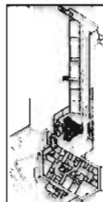


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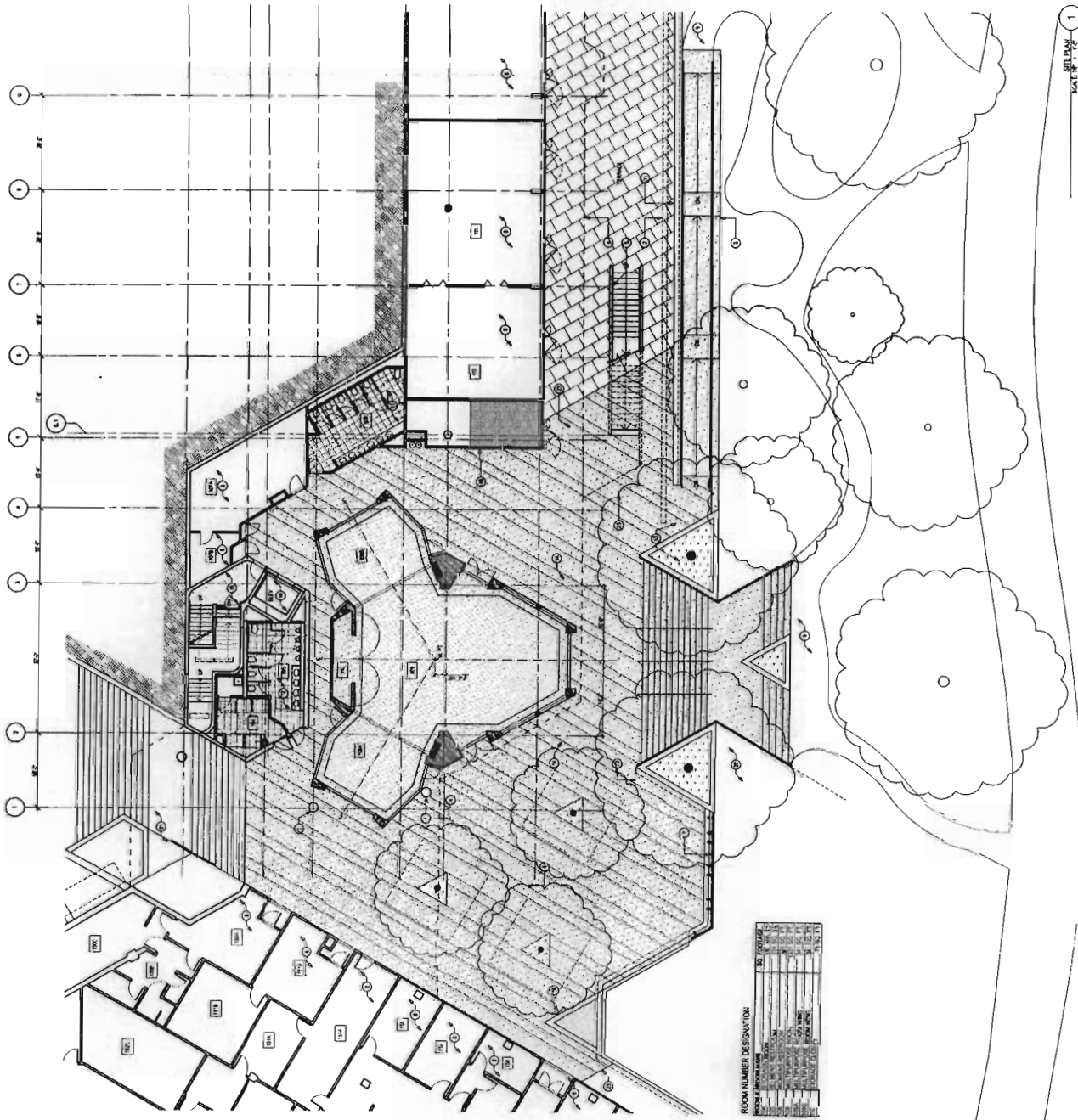
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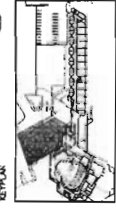
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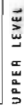
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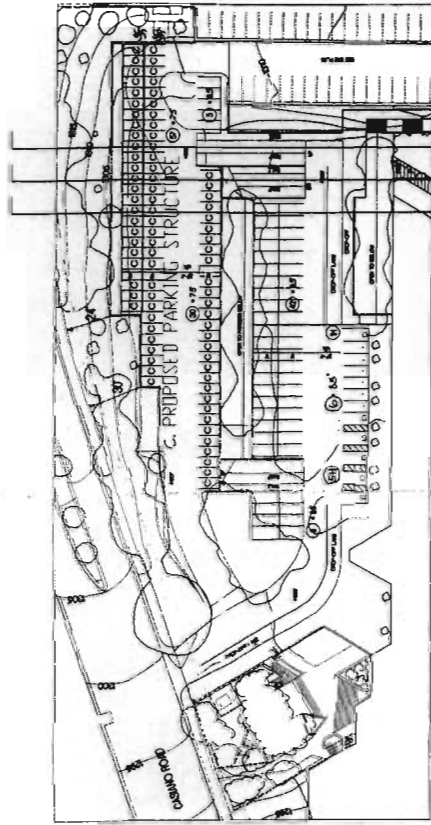


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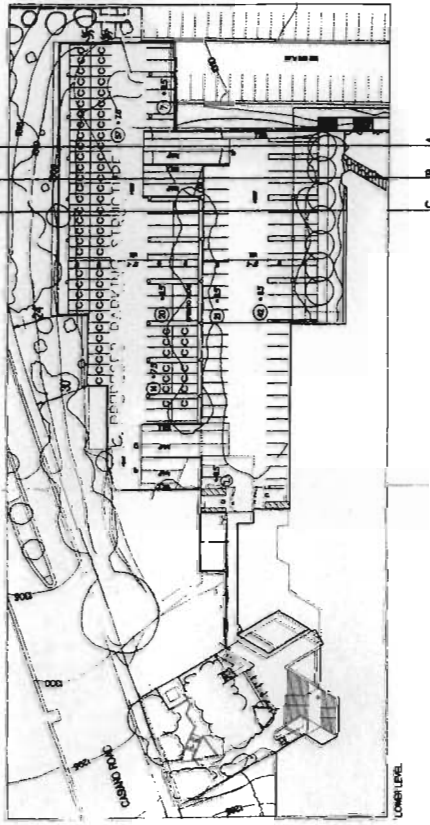




UNIVERSITY OF JUDAISM
TANDEM PARKING STUDY PLAN
PROPOSED PARKING STRUCTURE



UPPER LEVEL



LOWER LEVEL

LOWER LEVEL	
STANDARD SPACES	90 (64 AND 26)
COMPACT SPACES	21 (16 AND 5)
HANDICAP SPACES	2
SUBTOTAL	113
UPPER LEVEL	
STANDARD SPACES	61 (50 AND 11)
COMPACT SPACES	8 (5 AND 3)
HANDICAP SPACES	1
SUBTOTAL	70
TOTAL PARKING STRUCTURE	183

PARKING STRUCTURE
UNIVERSITY OF JUDAISM

3.001

EXHIBIT "C"
ZA 18445

DOWNSKY ASSOCIATES

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