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**GRANADA HILLS
NORTH
NEIGHBORHOOD
COUNCIL**

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www.ghnnc.org

Granada Hills North Neighborhood Council

July 23, 2010

Dear Granada Hills North Neighborhood Council Stakeholder,

If you are receiving this notice, you live within the vicinity of the proposed Jewish Educational Trade School (JETS) located on the site of the former North Valley Jewish Community Center.

The Granada Hills North Neighborhood Council Planning and Land Use Management (PLUM) Committee will be holding a community meeting on the property to discuss JETS' application to operate a trade school with a residential dormitory that will accommodate up to 250 male students aged 15 to 21 plus 58 full-time staff and 30 part-time staff.

We cordially invite you to attend. See the site, view the plans, ask your questions and give us your feedback. The applicants will be in attendance to present their plan and answer your questions.

Date: Wednesday, August 4, 2010

Time: 6:30 PM - 8:30 PM

Location: 16601 Rinaldi Street
(Rinaldi @ Hayvenhurst Ave.)

If you cannot attend the meeting but would like to submit comments and/or suggestions, please contact the Chair of the PLUM Committee, Anne Ziliak at aziliak@ghnnc.org.

Thank you,

Granada Hills North Neighborhood Council
Planning and Land Use Management Committee

History of GHNC Planning and Land Use Management Committee meetings regarding the Jewish Educational Training School

From March 16, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

Project entails remodeling the existing 15,053 square foot former JCC and demolish two additional buildings 45' in height. Construct two new buildings, one 26,153 square foot for classroom and culinary arts and another 8,780 square foot subterranean garage and 48,896 square foot gym and dormitory. Use not compatible for the location.

- Needs a Parking and traffic EIR
- May be protected species onsite.
- Letter to City ENV concerned about impact on the area project not compatible. We hope that the Environmental section will investigate.
- Four story building and parking is inappropriate for this single family zone.
- The paperwork that we received indicates that they are being allowed to expedite their project based on the claim that they will meet LEED at the silver level. Preliminary review indicates they do not comply with LEED silver and should not be allowed to be expedited based on LEED silver. We believe that this application fails to meet the LEED Silver status and some of the green credit the applicant is claiming is questionable. The plan provided does not show that the LEED silver is met.

From April 20, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

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The committee feels that the project proposed is not consistent with the neighborhood in which it is being proposed and wants to hear from the neighborhood. We need to send notification to the surrounding area and contact the applicant representative.

From May 18, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

The representative of the applicant requested a meeting for this Thursday to discuss the project. They would like this to be added to the June agenda. We will need to submit our questions/concerns we discussed at our last meeting when the environmental notice is published.

From June 22, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

The applicant met with some of the committee to give an informational presentation. Questions/concerns were addressed and several comments made. The applicant will hold a community meeting with notification to the surrounding neighborhood. Members of the committee will attend if possible and listen to the neighbors comments. If the applicant does not hold a community meeting soon the GHNNC will need to so. After we review the public comments we will discuss this again.

From July 20, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF:16601 RINALDI:TRADE SCHOOL WITH DORMITORY CUCONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

After a meeting with the applicant and the representative, the application will need to be revised to reflect the intention of the applicant. The Committee felt that a letter should be sent to the applicant indicating that we look forward to reviewing the revised application and to attending the community meeting they are planning. If they do not hold a community meeting the PLUM Committee will schedule one.

From September 21, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF:16601 RINALDI:TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

Applicant has scheduled a community meeting for Wednesday, October 14, 2009 from 6:30pm to 8:30pm at the site address and has sent invitations to the neighborhood.

From October 19, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CUCONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

We have discussed this application several times and have met with the applicant and the Rabbi at the school site. When this application was filed the school was operating and housing students without approval. In our meetings we discussed the scope of the proposal and the impact that a large project would have on the surrounding neighborhood. In our meeting with the Rabbi we asked if this school was only for Jewish orthodox boys and he said that the classes would be open to others in the community and the boys would come from many places. He said the school would be unique because they are planning a specialty kosher culinary school. However, their application does not state that the classes would be open to others. The applicant feels that a school is already permitted at the site, so their request would not be that different. Currently a preschool/kindergarten is approved for 245 students. The new request is to allow 280 males ages 15 to 22 to board and attend vocational classes on site and to attend other off site schools, which is very different from the preschool/kindergarten day school that served the community. We asked that the Rabbi revise the application to reflect the inclusion of others to attend classes as he expressed in our meeting and to consider lowering the height of the proposed structures and spreading them out instead.

Rationale: Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. The applicant held an Open House on October 14 and several of our PLUM Committee attended. They are staying with their original plan without commitment to consider a plan that would be less impactful and for inclusion of the community only, "may include" is mentioned. There is great impact with this project and the intensity of use is not compatible in the surrounding single-family residential zone.

Motion: That the GHNNC adopt the following position on the application to operate a trade school in conjunction with a boarding facility that will house 280 males ages 15 to 22, located at 16601 Rinaldi Street (CPC-2009-569-CU-ZVGB:ENV-2009-570-EAF): Information provided with the application and the proposal presented by the applicant were inconsistent, the planned four-story building and parking is inappropriate and not compatible for this single residential family zone. The project proposed would not be consistent with the neighborhood in which it is being proposed

From November 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

The motion below was proposed at the October PLUM meeting because we did not know if the applicant had revised their application. Due to a miscommunication the applicant was not notified prior to the October GHNNC Board meeting. The motion was not presented to the Board. The applicant was notified that we were ready to present a motion to the Board at the November meeting; they then asked to come back to discuss their application further.

As requested we invited them to our November 16 meeting.

The applicant discussed the Open House that they held on October 14. Renderings of the buildings were presented to the Committee. They are planning to build two buildings, one four-story and one three-story that will house 250 males and 30 staff in the operation of a school. The school will have religious and vocational classes. One of the buildings will have a gymnasium and kosher culinary classroom/kitchen. The students will also attend classes off-site at local vocational/occupational school and several community colleges.

The Committee still opposes the size and scope of this request. The height of the buildings is not consistent with the neighborhood and we believe that the impact of a 24/7 operation in this neighborhood would not be appropriate.

The applicant wanted to discuss their application with a sub-committee for possible conditions.

We have discussed this application several times and have met with the applicant and the Rabbi at the school site. When this application was filed the school was operating and housing students without approval. In our meetings we discussed the scope of the proposal and the impact that a large project would have on the surrounding neighborhood. In our meeting with the Rabbi we asked if this school was only for Jewish orthodox boys and he said that the classes would be open to others in the community and the boys would come from many places. He said the school would be unique because they are planning a specialty kosher culinary school. However, their application does not state that the classes would be open to others. The applicant feels that a school is already permitted at the site, so their request would not be that different. Currently a preschool/kindergarten is approved for 245 students. The new request is to allow 280 males ages 15 to 22 to board and attend vocational classes on-site and to attend other off-site schools, which is very different from the preschool/kindergarten day school that served the community. We asked that the Rabbi revise the application to reflect the inclusion of others to attend classes as he expressed in our meeting and to consider lowering the height of the proposed structures and spreading them out instead.

Rationale: Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. The applicant held an Open House on October 14 and several of our PLUM Committee attended. They are staying with their original plan without commitment to consider a plan that would be less impactful to the community. They made no promises to open their classes to public participation. There is great impact with this project and the intensity of use is not compatible in the surrounding single-family residential zone.

Motion: That the GHNNC adopt the following position on the application to operate a trade school in conjunction with a boarding facility that will house 280 males ages 15 to 22, located at 16601 Rinaldi Street (CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF): Information provided with the application and the proposal presented by the applicant were inconsistent, the planned four-story building and parking is inappropriate and not compatible for this single residential family zone. The project proposed would not be consistent with the neighborhood in which it is being proposed.

From December 14, 2009 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Motion: That the GHNNC submit comment on the application to build and operate a trade school with a dormitory at 16601 Rinaldi Street; to the Environmental Section indicating opposition to the planned height, four-story building. That the project as proposed is inappropriate and not compatible and such intensity will have detrimental impact within this single residential family neighborhood.

Rationale: Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. We have asked the applicant to consider a plan that would be less impactful to the community; however, no agreement has been reached. There is great impact with this project and the intensity is not compatible in the surrounding single-family residential neighborhood.

From January 18, 2010 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Discussion as follows: Reviewed the applicant request and PLUM Committee position as stated in October 19, 2009 minutes.

Based on the project that was filed, what do we assume they will do? What can we do to outreach to the neighborhood?

Should contact Hadar Plotkin, Jimmy Liao from City EIR unit to find out the status of the case.

Tell JETS that they should not come back to us until they have formally revise their application. We need to get a copy of the drawings they presented.

Committee decided to draft a letter to the residents that explains the proposal and distribute to the neighborhood to request input.

From March 15, 2010 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Ira Handelman and Fred Gaines representing JETS (Jewish Educational Trade School).

City has not completed the Mitigated Negative Declaration (MND). Distributed new conditions of approval.

Previously the Jewish Community Center (JCC) and the community wanted the school to be more inclusive for the community to participate. The community must decide if the opportunity for others to participate should be included in the Conditional Use Permit (CUP). If other students outside the Boarding School students are allowed to attend the programs offered then there will be more traffic impact and additional parking may be required. They claim that the traffic impact will be less when compared to the impact that the JCC had because in the proposal the students would live on site and would be bussed to and from there to classes at various locations.

Discussion followed regarding the type of school. Is it a religious school? The Rabbi said that this is a trade school that will train student for a vocation and not a school to prepare students to become a Rabbi.

There was a question of which classes will be offered on site. The school will not include trade school classes that are available nearby. For example auto repair, welding classes, aircraft mechanic classes that are available at North Valley Occupational School, but there are no other Kosher Culinary Arts classes so they will be including this class and the necessary facilities in their building plans.

The height and impact that the buildings they are planning was discussed. The building is 45', 4 levels, but one is underground. One building has underground parking and one has a gym as the underground level.

One of the photos of the building that was distributed does not depict the true elevation on Rinaldi.

The applicant representative offered a new building layout, suggesting three buildings instead. By lowering the two, four level buildings by one level and adding another building (1 two-story and 2, three-stories). The committee agreed that the building layout would be best if there were three buildings lower in height. The applicant offered to return with a new plan that included three buildings lower in height and they would check that the elevation was accurate.

From April 19, 2010 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Their representative summarized what has been done thus far. He explained that they have altered their design to lower the height of the buildings. Now there are three buildings instead of two.

They feel that they have resolved the height issue. The Committee reviewed JETS conditions of approval. We need an architectural rendering to present to the community and the Board. Committee members need the rendering so we can circulate them.

Parking 109 in lieu of 224, in front 85 underground 24.

A revised packet of conditions was presented. Discussion was as follows: **Comments in bold are from the PLUM Committee.**

1. Use. The use of the subject property shall be as a vocational boarding school and community center with a maximum boarding school enrollment of 250 students. Development shall be limited to the existing 15,053 square foot community center building and three proposed new buildings, including a dining and culinary arts building up to 30' in height with a subterranean garage ("Building A"), a gymnasium and classroom building ("Building B") up to 37' in height, and a dormitory building ("Building C") up to 37' in height, along with a total of 109 parking spaces.

a. Parking provided on-site shall not be utilized for events or uses occurring at off-site locations unless the property owner filed a shared parking application, and is granted such request.

Purpose to limit parking to building owner. This prevents third party parking.

Condition 1 represents Exhibit A and should include the parapet in height and should be included in the conditions.

b. A vehicle policy for residential students shall not allow students to have a car on campus. Up to 10% of students may be given an exception to this policy; in the event they need to travel to and from another school for outside course work.

c. Filming for commercial purposes shall not be done outdoors after dark where the use of artificial light is employed.

This prevents filming on-site outside after dark. This should only be allowed off academic session. They will work on this.

d. No incidental gaming activities as defined in Section 12.21A13 shall be permitted on the site.

Included to prevent any gaming on-site.

2. Review. Within three years after the issuance of the Certificate of Occupancy for the boarding school, the applicant/owner shall file a Compliance Report (using Plan Approval forms) with the Director of Planning, and the applicable Council District Office. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant.

a. Upon issuance of the Project's first Certificate of Occupancy, the applicant shall provide a copy of the certificate of occupancy to the Director of Planning for inclusion in the subject City Plan Case file.

b. Upon review of the report, the Director shall determine whether there will be need for additional conditions or measures, and state accordingly in his/her written determination.

c. If the report provides evidence that corrective measures are necessary, the Director may require modifications to these conditions or additional conditions of approval pursuant to the purpose, authority, and procedures set forth in Section 12.27.1 of the Municipal Code.

d. The applicant shall submit as part of the report a record of any complaints received by the school from the surrounding community about project traffic, parking issues, operations, noise and measures undertaken to resolve legitimate community concerns.

e. The report must be accompanied by the payment of appropriate fees and be accepted as complete by the Department of City Planning. The applicant's fee shall be based on a Flat Fee as per Section 19.00 of the LAMC.

f. A Plan Approval as set forth above will also be required upon sale of the property or change in operator.

This is added to review the operation. These conditions add another layer of protection. What happens with complaints that occur before the review period?

3. Enrollment/Staff. Enrollment of the vocational boarding school shall be limited to a maximum of 250 students. The number of dormitory staff shall be limited to a maximum of 30.

This breaks down the staff specifically for dormitory staff to 30 that will also live there. There will also be other staff that will be present during the day.

4. **Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development site and elevation plans including complete landscape and irrigation plan by a licensed landscape architect or architect,

shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans shall be in substantial conformance with the site plans labeled as Exhibit "A" and attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization

Does your plan include use of recycled water for irrigation? This is not required, but could be a good idea.

5. Parking. The school shall maintain a minimum of 109 parking spaces. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.

Parking: They need a variance for parking. They are providing 109 and they are required to have 224. The code includes a percentage of parking for compact cars and they stated that they would meet the requirement.

6. Hours of Operation. The subject use shall observe the following limitations related to hours of operation:

a. For classroom instruction: 7:30 a.m. to 10:00 p.m.

b. For outdoor adult supervised use:

1) Passive use: 7:30 a.m. to 9:00 p.m.

2) Basketball Courts: 8:30 a.m. to 6:00 p.m.

3) Swimming Pool: 7:30 a.m. to 6:00 p.m.

Hours of Operation: Changing the basketball to outdoor sports M-F 8:30 AM to 7PM limit Saturday and Sunday 10AM to 6PM. Swimming pool 7:30AM to 8PM and 9AM to 8PM Saturday and Sunday

c. Teacher preparations, normal school maintenance, parent/teacher conferences, and other indoor activities may extend beyond the hours set forth above.

d. Not more than seven (7) "Special Events" per school year with evening events ending by 11:00 p.m. are authorized. Special Events are activities involving parents and/or other visitors where more than 109 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of Special Events. An instructor or school staff member shall be present at all events to monitor student activities, arrivals and departures to insure that noise impacts on adjacent neighbors are minimized.

d. Special events: They want 7 per year. They will name them they are working on this. School year is September to June. This needs to be more specific.

e. A new copy of the Calendar and List of Major Events shall be submitted to the Director, Department of City Planning, Council District 12, Certified Neighborhood Council, and Homeowner's Association(s) at least 60 days prior to the beginning of each school year for their reference.

f. No calendar modification to allow any Special Event that is not included on the Calendar, or to allow any additional Special Event, shall be scheduled without a minimum 60 day advance notification to the appropriate Council District, Neighborhood Council and Homeowner's Association(s)

E and F and elsewhere references to Certified Neighborhood Council and/or Neighborhood Council should instead state Granada Hills North Neighborhood Council (GHNNC).

g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

7. Special Event Parking.

a. For Special Events at the property that are expected to attract more than 109 vehicles, off-site parking for vehicles in excess of the 109th vehicle shall be provided at an off-site location which the school shall secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations outside of the immediate area and/or the school shall make available parking attendant(s).

Included to cause as little impact to the residential area.

b. A free shuttle bus system shall be used between the off-site parking area(s) outside of the immediate area and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. Parents, students and visitors shall be instructed in writing to park within the designated off-site area(s) and to use the shuttle system.

c. The school administration shall institute a program by which parking is assigned prior to the scheduled event to parents, visitors, staff and faculty at a specific location, whether on-site or off-site. Such a program shall be designed to avoid traffic congestion and circulation problems associated with drivers arriving at the subject property or other designated off-site parking locations and being turned away due to insufficient parking capacity.

8. Queuing on-site. All vehicles, including delivery vehicles, shall queue within the internal campus driveways, and shall not queue on residential streets. Any school-operated van and bus and all other vehicles which bring students to and from the school shall park, load and unload students within the property and not on any adjoining streets.

Queuing on-site: Will change to all queuing will be on the property and not on the street.

9. Traffic Management Program. The school shall implement a Traffic Management Program with a Trip Reduction Plan to the satisfaction of the Department of Transportation and the City Planning Department prior to the Issuance of a permanent certificate of occupancy

10. Bicycle Racks. Bicycle racks shall be provided on site.

11. Emergency Procedures. An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.

Suggestion that students participate in CERT program.

12. Security Plan. A security plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the school, prior to the issuance of a certificate of occupancy. The property shall be secured when not in use.

School will have a security plan that will include days when school is not in use.

13. Noise mitigation.

a. No outdoor public address system shall be installed or maintained on the subject property. No paging system shall be installed which is audible outside the building in which it is located.

There will be no audible equipment used for amplified sound.

b. No amplified music or loud non-amplified music is permitted outside.

c. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.

d. Any exterior school bells shall not be audible beyond the school property.

14. Pay Phones. All pay phones, if any, on the subject shall be located inside the buildings where they can be readily monitored by faculty and staff.

15. Community Phone Number. A phone number shall be provided by the applicant for the receipt of complaints from the community regarding the subject facility and shall be provided to the immediate neighbors, local neighborhood associations, and the Council Office. The property owner/operator shall designate a community liaison who shall meet with representatives of the neighborhood and/or associations, at their request, to resolve neighborhood compliance regarding the subject property.

Change to include the GHNNC in the condition.

16. Signs. Any sign erected or maintained on the premises shall be limited to those of an identifying or directional type, for which plans shall be submitted to and approved by the City Planning Department prior to the issuance of building permits.

They will not have any signs not allowed in the code. We do not want signs that are lit.

17. Maintenance. The subject property including any associated parking facilities, sidewalks, parkways, and landscaped setbacks adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

Encourage the addition of recycling bins with the trash bins. Use a company

that recycles the trash. Add green waste receptacle. Apply for the City Sanitation to participate in blue bin program.

18. Other Uses.

a. The multi-purpose gym may be used by local organized groups depending on availability.

Other uses: Must be something included to limit any other use to be subject to the existing conditions of the school.

- b. A summer camp may be operated on site, which may be operated by an outside organization.
- c. On site educational workshops, academic banquets and other school holiday gatherings may be hosted on site. The site shall not be rented to third parties for other types of social events such as weddings and/or barmitzvahs.

The facilities will not be rented or used by any third party for events.

19. Sustainable Development Practices. Finishes and materials shall use low VOC low toxic products certified as Green Seal or Green Label Plus which meet stringent criteria for low chemical emissions. Energy efficient equipment and appliances (Energy Star certified appliances and Mechanical equipment per Title 24 of the California Code of Regulations), and water conserving devices (i.e. low flush and/or dual-flush toilets, waterless urinals, acoustic ceilings and walls, double-paned windows and skylights, drip irrigation systems, landscape irrigation timers) pursuant to the relevant requirements of the LAMC shall be used on the site.

**Sustainable Design: Suggestion to use recycled water and fuel used during construction.
They will meet the City LEED requirements, but provide no details at this time.**

We also discussed the outreach to the community. Decided that we should allow for viewing a display and then have an organized presentation. Tentatively set for the second week of May

From May 17, 2010 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Originally we thought that we would be able to conduct a public meeting for the second week in May; however, more time was needed to complete the drawings. We are waiting for the applicant to complete drawings on the revised plan and then we can plan a public meeting.

From July 18, 2010 PLUM Committee meeting

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Applicant representatives returned with two new renderings of the proposed buildings.

One was of the front building that is two levels in height. Rendering still did not represent the elevation off Rinaldi Street because if the existing wall and gates were depicted it would be difficult to see the new buildings. The other rendering showed two buildings at the rear three levels in height.

Trees will be planted to screen the rear 48 inch box trees. Trees will provide shading to cool buildings.

Construction will take 16 to 18 months. There will be some dirt export. Concern was expressed about the use of the dirt to increase the elevation and we will need to submit this in comment to the City.

We discussed the conditions and Mitigated Negative Declaration (MND) filing that was published on July 8, 2010.

In the MND there is addition of the trailers to house students temporarily. The applicant will ask to remove this from the request. Discussed the use of the facility for outside events, which the Committee agreed should not include use for small meetings the number of people and filming will be proposed as discussed with us.

A community meeting will be held between now and August 16 when they will return to our PLUM meeting. For the hearing on August 17 we will gather all the comments made to this point and submit them to the City. Then, PLUM Committee can submit a recommendation to the Board at the August Board meeting.

The applicant agreed to work with us to organize a community meeting for August 2 or 4 at the JETS property.

Committee feels that they have worked with the applicant to get the best project. Some members do not want any change to the existing structure and others are willing to see some change. Some are more concerned about the use of the site for a boarding school for men and how it will impact the neighborhood. Also, what will happen if they sell this property to someone else, can it be used for apartments? The original proposal was to build two new buildings 45ft in height, which would set a precedent in this area towering over any other structure. We have made a tremendous change compared to when we first began review of the project we have lowered the height and added conditions that we hope will address the concerns we had when we first began our review of the project.