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**Council File Number**

[03-1801](#)

**Title**

17531, 17551, 17563 RINALDI STREET / 11515, 11525 SHOSHONE AVENUE / APPEAL

**Subject**

Transmittal from the Los Angeles City Planning Commission relative to the appeal of the entire Planning Commission determination for properties at 17531, 17551, 17563 Rinaldi Street and 11515, 11525 Shoshone Avenue - City Plan Case No. 2001-2806-CU-ZV and ZA No. 96-0054-CUZ-ZV-PAD-PA - Applicant / Appellant: Hillcrest Christian School, Mark S. Armbruster, Representative. TIME LIMIT: OCTOBER 25, 2003 AND LAST DAY FOR COUNCIL ACTION: OCTOBER 24, 2003

**Last Change Date**

12/26/2003

**Council District**

12

**Initiated by**

Los Angeles City Planning Commission

**Archive History**

8-14-03 - For ref  
8-18-03 - Ref to Planning and Land Use Management Committee  
8-19-03 - File to Planning and Land Use Management Committee Clerk  
8-22-03 - Council file receipt notification sent to Council District 12  
9-12-03 - Set for Planning and Land Use Management Committee on October 15, and in Council October 22, 2003  
10-15-03 - Planning and Land Use Management Committee Disposition - Meeting canceled, continued to October 29, 2003  
10-22-03 - Council Action - CONTINUED TO December 2, 2003  
10-29-03 - Planning and Land Use Management Committee Disposition - Continued to November 19, 2003 and in Council December 2, 2003  
11-19-03 - Planning and Land Use Management Committee Disposition - Continued to December 3 and in Council December 16, 2003  
12-2-03 - Council Action - CONTINUED TO December 16, 2003  
12-3-03 - Planning and Land Use Management Committee Disposition - Deny in Part and Grant in Part  
12-11-03 - For Council - Transmittal from Granada Hills North Neighborhood Council relative to Community Impact Statement for Hillcrest Christian School Expansion Appeal - To Council Clerk  
12-16-03 - Planning and Land Use Management Committee report ADOPTED \*as amended to:  
1. CONSIDER AND RESOLVE NOT TO CERTIFY the Environmental Impact Report (EIR 99-0421 [CU] [ZV] [ZAA]) for the expansion of Hillcrest Christian School proposed West Campus located at 17551, 17563 Rinaldi Street and 11515, 11525 Shoshone Avenue, inasmuch as the Conditional Use and Zone Variance for this project were disapproved by the City Planning Commission, and the Planning and Land Use Management Committee.  
2. ADOPT the NEW FINDINGS of the Planning and Land Use Management Committee for the Approval of Plans for modification of existing Conditions Nos. 7, 15, 20, and 31, for the East Campus located at 17531 Rinaldi Street (ZA 96-0054-(CUZ)(ZV) (PAD) PA), as shown in the attachment to the Committee report .  
3. FIND that this action for the Approval of Plans is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class (1) and (14) of the City's Guidelines for the modifications of existing Conditions Nos. 7, 15 \*as further amended, 20 and 31 relative to the enrollment, hours of operation and parking at the existing East Campus of Hillcrest Christian School located at 17531 Rinaldi Street. \*(Smith - Reyes)

4. RESOLVE TO DENY the appeal filed by Hillcrest Christian Church and School (Mark S. Armbruster, representative) from the entire determination of the City Planning Commission in disapproving the following for the property located at 17551, 17563 Rinaldi Street and 11515, 11525 Shoshone Avenue, and referred to as the proposed West Campus, and THEREBY SUSTAIN the entire determination of the City Planning Commission in disapproving: 1) A Conditional Use Permit for the construction, use and maintenance of a new 2 and 3-story, 45-foot in height, 75,000 square-foot private school for middle and high school, which includes 21 classrooms, a gymnasium, a play area, administration offices, cafeteria, library and student store, and to allow a side yard on the west to have a variable setback of 10 to 25 feet in lieu of 25 feet; and, 2) A Zone Variance to allow 148 on-site parking spaces in lieu of the 286 required; and to permit walls ranging in height from 6 to 26 feet in the side and rear yards in lieu of the permitted 6 feet - Applicant: Hillcrest Christian Church and School CPC 2001-2806 CU ZV.

5. RESOLVE TO GRANT IN PART the appeal filed by Hillcrest Christian Church and School (Mark S. Armbruster, representative) from the entire determination of the City Planning Commission in denying an Approval of Plans to modify the existing Conditions Nos. 7, 15 \*as further amended, 20 and 31 for the the East Campus located at 17531 Rinaldi Street, and THEREBY approve Modified Conditions Nos. 7, 15 \*as further amended, 20, and 31, as recommended by the Planning and Land Use Management Committee, as shown in the attachment to the Committee report. \*(Smith - Reyes) - ZA 96-0054-CUZ PAD PA - Findings ADOPTED - Categorical Exempt APPROVED.

12-16-03- \*Amending Motion - Smith Mover 2003 / Reyes - ADOPTED - HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee report (Item No. 2, CF 03-1801) relative to Conditional Use appeal, Zone Variance and Approval of Plans for the construction, use and maintenance of a new two and three story private school located at 17531, 17551, 17563 Rinaldi Street, and 11515, 11525 Shoshone Avenue, as follows:

AMEND Condition No. 15, subsections a. and b.:

a. School - Monday through Friday - 7 a.m. until 7 p.m. during the normal September through June school year. Saturday - 9:30 a.m. until 3:00 p.m. for non-athletic indoor activities during the normal September through June school year.

b. Athletic Events - Indoor athletic events Monday through Friday from 2:30 p.m. to 8:00 pm., not to exceed eight (8) nights per team, Hillcrest teams only. Athletic events must not occur concurrently with Special Events.

12-23-03 - File to Planning and Land Use Management Committee Clerk OK

12-26-03 - File in files