

Re:
NEW COMMUNITY JEWISH HIGH SCHOOL
22622 Vanowen Street
West Hills, Ca, 91307

CASE #CPC-2011-1187-CU
Zoning & Planning Committee
December 13, 2011

DRAFT/RECOMMENDATIONS

1) The two (2) homes owned and operated by NCJHS located on Vicky Avenue, to remain as single family homes. The homes may be sold back as single family residence at the request of the NCJHS. (Stated in the Mitigated Negative Declaration, under Section XII(b) "Population and Housing", "The project would not involve the displacement of Housing units")

2) There shall be no U-turns allowed on Vicky Ave nor at Sale Ave, from vehicles related to the NCJHS. This is to be listed in the "Code of Conduct" document, given to students and staff.

3) Hours of Operation/Facility Use:

Hours of Operation shall be between 7:30 a.m. to 5:00 p.m., Monday through Friday
School is closed on Sat/Sun

Special Events per school year, shall end by 10:00 p.m. These events are generally parent/teacher meetings, back to school nights, yearly graduation, Board meetings and on a limited basis. Facility venues shall not include such items as Weddings, Bar/Bat Mitzvahs, etc. or the rental of the site to outside parties.

(Stated in Section X(b) "Land Use and Planning" of the Mit Neg Dec, "The proposed project involves a Conditional Use Permit to allow the site to be used as a private high school. However, the entitlement requested, relative to land use policies, would not result in substantial changes to the immediate area" and stated in Section XVII(b) "Mandatory Findings of Significance", "Baseline conditions would remain relatively unchanged".)

4) There shall be a community liaison from the NCJHS and the community liaison shall respond to complaints regarding the project site. There shall be a 24 Hour "Hot Line" phone number listed in a conspicuous location and the community liaison shall respond to complaints within 24 hours.

5) Re Trees/Landscaping

Landscape buffers and trees surrounding the site shall be well maintained. The trees located on site and facing Faust Ave to be replaced with fast growing evergreen trees of a great height, in order to block the building facade from public view.

6) There shall be any necessary number of buses to transport students to and from the NCJHS project site, in order to mitigate the imminent traffic from the school. A number of buses shall meet offsite at a specified location/s and “pool” students to and from the site.

7) There shall be “Keep Clear” street markings, placed adjacent to Vicky Avenue and “Do Not Block Intersection” signage posted.

8) There shall be Community Meetings every 90 days for the first year of operation regarding the NCJHS, to ascertain public satisfaction with all activities of the school.

9) There shall be Traffic Control individuals, regulating traffic flow during drop-off and pick-up and to monitor parking.

10) Traffic and Mitigation

Re Section XVI(a, b & d) of the Mit Neg Dec under “Transportation/Traffic”
“All mitigation measures will be incorporated as conditions of approval”.

Note/”No Stopping at any time” signage on Vanowen St (approach to driveway for drop-off and pick-up), does not appear as a consideration in the study