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When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**22-0505**

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
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Council and Public Services Division  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

ZA-2019-5552-ZA-1A  
ENV-2019-5553-CE  
Council District 5

May 13, 2022

## **NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, May 17, 2022** at approximately **2:00 PM** or soon thereafter to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15311 (Accessory Structures), Class 11, and related CEQA findings, and communication from the West Los Angeles Area Planning Commission (WLAAPC) regarding the WLAAPC's determination in denying the appeal filed by Yeshiva University Los Angeles Boys High School (Representative: John M. Bowman, Esq. Elkins Kalt Weintraub Reuben), and sustaining the Zoning Administrator's determination dated January 26, 2022; denying, pursuant to Section 562 of the Los Angeles City Charter and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance to allow: a) Six on-site wall signs totaling 108.96 square feet of surface area in the R1 zone in lieu of the maximum 30 square feet of surface area, and two signs in the R1 Zone that individually exceed the maximum 20 square feet of surface area pursuant to the LAMC Section 12.21-A.7(h); b) Four wall signs that project more than 24 inches from the face of the building, pursuant to LAMC Section 14.4.10 D.2; c) Four signs to be placed on an "awning" (canopy) that is not on the valence as prohibited pursuant to LAMC Section 14.4.19; and, d) Three monument signs totaling 275 square feet in lieu of the maximum area of 75 square feet pursuant to LAMC Section 14.4.8 A; and adopting the Findings; for the installation of twelve new on-site signs at the existing Yeshiva University Los Angeles Boys High School, on a site zoned for commercial and residential uses; nine of the proposed new signs are not allowed by-right as proposed and designed and would require a variance, six of the proposed signs are in the commercially zoned portion of the site; three of the proposed signs in the commercially zoned portion of the site are allowed by-right and three of the signs in the commercially zoned portion of the site (Signs ST-23, ST-24, and ST-31) are not allowed by-right as proposed and designed as they exceed the allowable maximum sign areas for monument signs, wall projections, and/or maximum awning or canopy placement, the six proposed signs in the residentially zoned portion of the site are not allowed by-right as proposed and designed as they exceed the allowable maximum sign areas, wall projections, and/or maximum awning or canopy placement, five of the six signs on the residentially zoned portion of the lot are internal to the campus and not visible from the public right-of-way (ST-02b, ST-04, ST-05, ST-06, and ST-11b), one sign on the residentially zoned portion of the lot is visible from the public right-of-way (Sign ST-02a). Sign ST-02a is proposed to face east and be placed above the primary entrance to the campus from Castello Avenue, the proposed total combined sign area for the six signs proposed within the residentially zoned portion of the lot is 108.96 square feet, this revised project, incorporates changes made prior to or during the public hearing on May 6, 2021, the initial project was presented by the applicant prior to the WLAAPC appeal hearing on September 16, 2020; after consideration, the WLAAPC remanded the matter back to the Zoning Administrator to consider new evidence that three of the proposed signs are on the commercially zoned portion of the lot,

rather than the residentially zoned portion of the lot, and to consider the proposed relocation of a sign (ST-07) that was subsequently removed from the proposed project by the Applicant for property located at 9760 West Pico Boulevard. (On May 11, 2022, the City Council adopted Motion [Koretz – Harris-Dawson], pursuant to Charter Section 245, asserting jurisdiction over the April 13, 2022 [Letter of Determination dated April 28, 2022] of the WLAAPC]

Applicant: Yeshiva University Los Angeles Boys High School  
Representative: John M. Bowman, Esq. Elkins Kalt Weintraub Rueben

Case No. ZA-2019-5552-ZA-1A

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **22-0505** by visiting: <https://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Theodore Irving

(213) 978-1366

[theodore.irving@lacity.org](mailto:theodore.irving@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

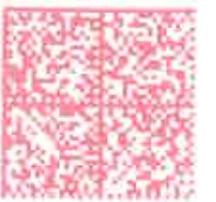
Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.



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