



# Los Angeles City Planning Commission

Room 503, City Hall, Los Angeles, CA 90012-4856 (213)485-5071

Date: SEP 28 1990

C.D. No.: 11 Plan Area: Brentwood-Pac. Pal.

BUILDING & SAFETY DEPT.  
ROOM 460-T, CITY HALL

Request: Conditional Use to permit the use of a single-family residence as a non-profit literacy institute

APPLICANT: Univ. of So. Calif.

Location: 520 Paseo Miramar Ave.

CITY PLAN CASE: 90-0314 CU

At its meeting of September 27, 1990, the City Planning Commission:

(X) Approved / ( ) Disapproved a conditional use as requested.

Approved a conditional use to permit \_\_\_\_\_

( ) Approved / ( ) Disapproved plans (Exhibit \_\_\_\_\_), as described in the attached staff report.

( ) Approved / ( ) Disapproved an extension of time ( ) as requested / ( ) until \_\_\_\_\_.

( ) Granted / ( ) Denied the appeal of a zone boundary determination.

Determined that the boundaries of the \_\_\_\_\_ and \_\_\_\_\_ Zones shall be as depicted on Exhibit \_\_\_\_\_, subject to the applicant's offer to record a Covenant and Agreement stipulating to the voluntary restrictions, as described in the attached staff report.

Disapproved the request for zone boundary adjustment.

The action of the Commission is subject to the attached conditions of approval.

Adopted ( ) ND / (X) MND No. 90-0463-CUZ.

Certified that EIR No. \_\_\_\_\_ was reviewed and considered.

Adopted the (X) findings of the Planning Dept. staff / ( ) attached modified findings.

Concurred in the recommendation of the (X) Commission Chief Examiner / (X) Commission Hearing Examiner, (X) except to modify ( ) findings / (X) conditions.

Additional action as specified on Page 1-A, attached hereto.

### VOTE:

Moved: Stein  
Seconded: Christopher  
Aye(s): Neiman, Luddy  
No(es):  
Absent: Torres-Gil

*Jeannette Luttrell for*  
Ramona Haro, Secretary  
City Planning Commission

NOTE: The action of the Commission may be appealed within 15 days of the date of this communication, on the form provided at the public counter of the Department.

cc: Notification List

Attached: ( ) 1-A, ( ) findings, (X) conditions, ( ) staff report

[CU/ZBA FORM]

CONDITIONS OF APPROVAL

1. Approval Verification. Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.
2. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions 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. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
3. Definition. Any agencies or public officials referenced in these conditions shall mean those agencies or public officials or their successors or designees.
4. Conditional Use Revocation and Modification. Pursuant to Municipal Code Section 12.24-J, or any amendment thereto, this conditional use may be reviewed by the Planning Commission, as it deems necessary, and the Commission may amend the subject conditions or impose any new conditions it deems necessary to mitigate detrimental effects on the neighborhood which have resulted from the subject use. Further, the Commission may terminate the grant if the conditions of the grant are not complied with or if the Commission determines that the subject use is contributing detrimentally to the surrounding neighborhood.
5. Environmental. The following conditions are required by the environmental clearance for the subject project:
  - a. Lighting. All lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.
  - b. Parking/Driveway Plan - A parking area and driveway plan shall be prepared for approval by the appropriate District Offices of the Bureau of Engineering and the Department of Transportation. This plan shall include establishment and operation of a shuttle bus system.
6. Grant Duration. This authorization, except as limited herein, shall be subject to review after a period of five years from the effective date of authorization.
7. There shall be no signage on the property except that which conforms to the RE Zone classification.

*Advanced  
app to file  
the app*

CITY PLAN CASE NO. 90-0314 CU  
Env'l Rpt. No. MND 90-0463 (CUZ)  
Council District No. 11

Date filed: July 18, 1990  
Examiner's Hearing: August 20, 1990  
Expiration Date: October 1, 1990

PLANNING COMMISSION PUBLIC  
DECISION MEETING:  
Date: September 27, 1990  
Place: Van Nuys Woman's Club  
14836 Sylvan St.  
Van Nuys, CA  
Time: After 9:15 A.M.

NOTE: Members of the public may submit additional information, comments or exceptions to this report in writing to the Commission. Such information should be received by the Commission office NO LATER THAN Wednesday noon, September 26, 1990.

Mailing Address: City Planning Commission, Room 503 City Hall, 200 North Spring Street, Los Angeles, California 90012-4856.

SUMMARY OF THE HEARING EXAMINER'S REPORT AND RECOMMENDATIONS  
TO THE CITY PLANNING COMMISSION

Type of Case: Conditional Use Permit for use of a single-family residence as a literary institute.

Proposed Project: non-profit literary institute  
Address: 520 Paseo Miramar Avenue  
Applicant: University of Southern California  
Net Acres: 0.87

Plan and Zone:

Plan: Brentwood/Pacific Palisades (adopted 1977)  
Plan Land Use: Very Low II Housing (Zones: RE15, RE11; HD 1)  
Existing Zone and Height District: RE15-1-H

Examiner's Recommendation:

DISAPPROVE AS FILED;

APPROVE: a conditional use permitting operation of a non-profit literary institute on the subject property, subject to the attached conditions of approval.

Hearing Examiner: Michael F. Davies

Michael F. Davies

Chief Examiner's Recommendation:

- Concur with Examiner  
 Concur with Examiner with exception (attached)  
 Do not concur with Examiner (attached)

Chief Examiner: Bob Rogers

Bob Rogers

HEARING EXAMINER RECOMMENDATIONS TO THE COMMISSION

Disapprove the conditional use request as filed.

Approve a conditional use permitting operation of a non-profit literary institute on the subject property, subject to the attached conditions of approval.

Approve and recommend adoption of Proposed Mitigated Negative Declaration No. 90-0463 (CUZ) and advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City may monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Adopt the following findings:

1. General Plan Consistency. The subject property is located within the area covered by the Brentwood/Pacific Palisades District Plan adopted by the City Council on July 13, 1977. The Plan designates the subject property as Very Low II density housing, which corresponds to the RE15 and RE11 Zones.
2. Wastewater treatment: Pursuant to the report of the Bureau of Engineering, the City wastewater treatment capacity may not be sufficient to accommodate the subject project.
3. The Highways and Freeways Element of the General Plan will not be affected by the recommended action.
4. Any City-required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the streets which adjoin the subject property.
5. Proposed Mitigated Negative Declaration. For the reasons set forth in Proposed Mitigated Negative Declaration No. 90-0463 (CU), the project will not have a significant impact on the environment.
6. The action, as recommended, has been further restricted by the conditions imposed by this action. Such limitations are necessary to protect the best interests of and to assure a development more compatible with the surrounding property, to secure an appropriate development in harmony with the General Plan and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.
7. Based upon the above findings, the recommended conditional use at the subject location is deemed desirable to the public convenience or welfare and will be in harmony with the various elements and objectives of the General Plan.

REPORT OF THE HEARING EXAMINER

Existing Land Use (subject property): single-family residence (Villa Aurora).

Surrounding Land Use and Zoning: See Exhibit No. E-2 (attached).

On January 12, 1988 the Cultural Heritage Commission declared Villa Aurora a Cultural Historic Monument. Final designation as a Monument still awaits action by the Recreation, Library and Cultural Affairs Committee of the City Council.

Street Classification:

Paseo Miramar is a hillside limited street, substandard as to roadway width, intersecting Sunset Boulevard, a scenic major highway. Paseo Miramar was withdrawn from public use in 1948 by Ordinance No. 93,631. It has remained officially withdrawn from public use, from its intersection with Sunset Boulevard to its terminus. Lucero Avenue is a substandard hillside cul-de-sac which was also withdrawn from public use in 1948.

Proposed Project:

As stated in the application, the proposed project involves restoration of the Villa Aurora for use as a non-profit literary institute. The proposed literary institute would involve use by university students and visiting scholars of the residence for small discussion groups and/or meetings. The residence presently houses a 35,000 volume library established by Leon Feuchtwanger. As presented in testimony, Villa Aurora would have 2-3 year-round occupants in addition to any visiting scholar(s) in residence. The institute's library will not be open to the public.

Prior Relevant Cases:

General Plan-Zone Consistency Program, City Plan Case No. 85-614-GPC - The case was adopted by the City Council on June 25, 1986. The subject property was not initiated or recommended for change. Any Plan amendments relative to this program became effective upon adoption.

REPORTS RECEIVED

Reports from other governmental offices and agencies are attached to the subject file.

The Street Lighting Bureau verbally recommended that street lighting facilities be installed to the satisfaction of the Bureau.

The Telecommunications Department verbally recommended that the applicant make arrangements with the appropriate cable television franchise holder to assure that cable television facilities are installed in City rights-of-way in the same manner as is required of other utilities, to the satisfaction of the Department of Telecommunications (phone: 485-4486). This condition should be contained in all cases where public improvements can be imposed as a part of the City's action. The action should not be effectuated until written

evidence from the Department of Telecommunications has been provided to the Planning Department stating that this condition has been satisfactorily fulfilled.

SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS

Ownership:

The application indicates that the subject property is owned by the University of Southern California. However, the property is in escrow for sale to Friends of Villa Aurora, Inc..

Hearing:

Present: 12 people.

Initial indication: 10 people in support; 0 in opposition.

Speakers: 6 in support; 2 gave no position.

Councilperson Braude was present and spoke IN SUPPORT.

Organizations testifying in SUPPORT: Miramar Homeowners Association; Friends of Villa Aurora.

Communications Received:

Letters - Support: 1.

Letters - Opposition: 1.

The contents of the communications are summarized below.

Testimony of Councilperson Braude:

The Councilman discussed the history of Villa Aurora and its significance for both the Palisades and the City. He expressed support for the proposal based on his confidence in the applicant's willingness/ability to implement conditions of approval. With imposition of those conditions discussed with the Miramar Homeowners Association, the Institute would function no differently from a single-family home.

No Position Stated:

Concern was expressed over any use of Paseo Miramar or Lucero Avenue for on-street parking; concern was also expressed over increased circulation on these substandard hillside streets.

Points in Favor:

this proposal provides a viable, non-obtrusive means to restore Villa Aurora.

- the Institute will not include a public library or scheduled classes; discussion groups will meet primarily on weekends.
- a shuttle bus system will be implemented for any scheduled meetings.
- occupancy will be limited to seven (7) persons, with only 2-3 staff in residence year-round.
- no signage is proposed, and hours of operation shall be limited from 9 A.M. to 5 P.M. daily.
- Villa Aurora has been in need of a reliable "caretaker"; the applicant (i.e.: Friends of Villa Aurora) and the proposed use seem to be the most appropriate.
- conditions of operation have been negotiated with adjacent property owners and the Miramar Homeowners Association.

Points in Opposition:

- nothing akin to a "classroom of a local university" is acceptable due to potential noise and public safety impacts.
- circulation is already adversely impacted by those people using Paseo Miramar as access to Santa Monica Mountains State Park; no additional trip generator can be accommodated.

Hearing Examiner's Comments:

This application offers an uncommon opportunity for upgrading and reuse of a significant residence in the Pacific Palisades. Conditions have been suggested, and recommended for approval, which should render the proposed use as unobtrusive as possible.

Unfortunately the street pattern and status of the streets in the vicinity present particular problems. Both Paseo Miramar and Lucero Avenue have been "removed from public use" and are substandard, curvi-linear hillside streets with limited visibility. Any parking of automobiles within the right-of-way creates constricted circulation and further diminishes visibility for automobiles. While the Villa Aurora has a three-car attached garage, the bays are narrow with ingress/egress on Lucero Avenue. Only the garage entry apron separates the bays from the Lucero Avenue roadway. Use of a shuttle bus for transport of visitors from on-street parking areas along Sunset Boulevard and along Los Liones Drive has been proposed by the applicant. Establishment and operation of such a shuttle system is hereby recommended for inclusion in the standard mitigation measure of Department of Transportation approval of "a parking area and driveway plan".

The grant duration as recommended has been limited to five (5) years which will ensure subsequent reconsideration based on performance/compliance with conditions of approval. Other conditions of approval, aside from required environmental mitigation measures, include limitation on the hours of operation (9 A.M. to 5 P.M.) and on the number of on-site employees (maximum of four).

Description of Exhibits (file copy only unless otherwise noted):

- Exhibit No. E-1: Vicinity Map (attached).
- Exhibit No. E-2: Location map (attached).
- Exhibit No. E-3: Conditional Use Permit conditions of approval (attached).
- Exhibit No. E-4: MND 90-0463 (CU) (attached).



CONDITIONS OF APPROVAL

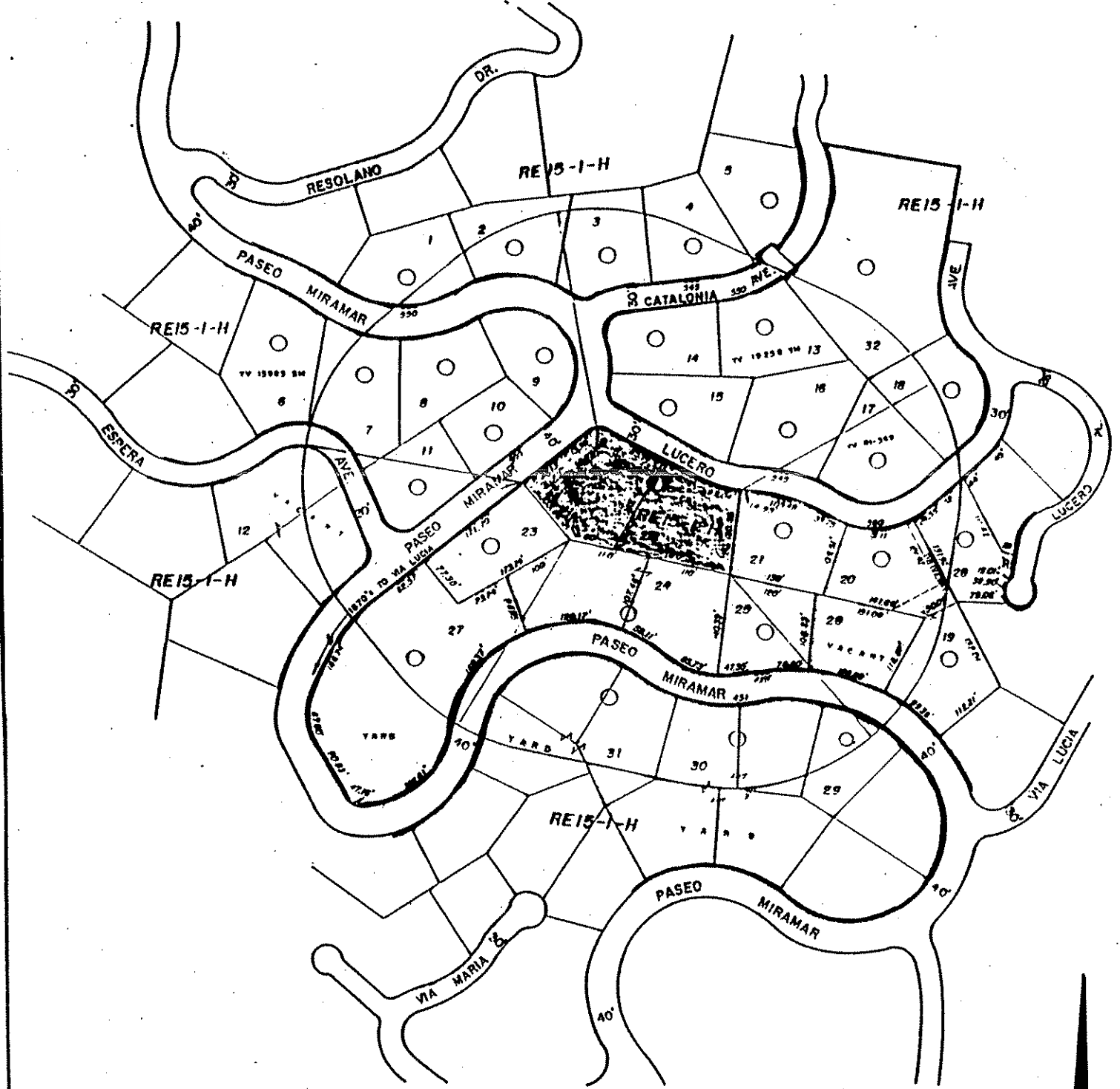
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5. Environmental. The following conditions are required by the environmental clearance for the subject project:
  - a. Lighting. All lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.
  - b. *note* Parking/Driveway Plan - A parking area and driveway plan shall be prepared for approval by the appropriate District Offices of the Bureau of Engineering and the Department of Transportation. This plan shall include establishment and operation of a shuttle bus system.  
*stamped plans*
6. Grant Duration. This authorization, except as limited herein, shall be valid and in full force and effect for a period of five years from the effective date of authorization.
7. Hours. Any literary institute use of the subject property shall operate only between the hours of 9:00 A.M. and 5:00 P.M.

8. Use. The use of the subject property shall be limited to a non-profit literary institute with a maximum of four (4) employees on-site. There shall be no signage on the property except that which conforms to the RE Zone classification.



VICINITY MAP

# LOCATION MAP



LEGAL: LOTS 49 & 50, TRACT NO. 9546

RADINS MAP INC  
 11 A ST  
 26 MAR 90  
 [NOT A.C.B.Y.]

CONDITIONAL USE - CPC  
 CPC 90-0314 (CU)

ZONING ATLAS	CASE NO.
BOOK 2	DATE 3-26-90
PAGE 522	D.M. 129 B 117, 126 B 117
GRID AU/AV-31	(7216)
T. B.	SCALE 1"=100'
PAGE 40	USES FIELD
GRID A - 1/4	

C.D. 11  
 C.T. 2626  
 P.A. 331

EXHIBIT E-2

Daniel  
Cartagena  
& Associates

COPIES MADE FOR COMMISSION

AGENDA

9-27-90

ITEM NO.

258

GOVERNMENTAL MANAGEMENT CONSULTANTS

September 25, 1990

William Luddy, President  
Planning Commission  
The City of Los Angeles  
Los Angeles, California

Reference: City Plan Case Number 90-0314 CU

Dear Mr. Luddy

The Friends of Villa Aurora, Inc. are opposed to Conditions 6 and 7, as recommended in the Hearing Examiner's Report and Recommendation to the Planning Commission.

We feel the Commission has controls over the requested Conditional Use Permit under Condition 4.

As stated in the staff report, the Friends of Villa Aurora are presently in escrow to purchase the home from the University of Southern California. A substantial investment will be made to restore the Villa Aurora to meet current city and state codes and regulations.

What is not mentioned in the staff report and what was presented as testimony at the public hearing is that the Villa Aurora will be used in the same manner as a home of its size, character and neighborhood that it is located. In other words, we will have seven (7) people living on site, there will be small discussion groups and/or meetings and, on occasions, special events such as receptions, etc.

We are very much aware of our responsibility to be good neighbors in the Pacific Palisades Community and to the Miramar neighborhood.

The Friends of Villa Aurora, Inc, respectfully request favorable consideration to our concerns.

Thank you.

Sincerely,

  
Daniel Cartagena

DC/dsc

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CITY OF LOS ANGELES

SEP 26 1990

CITY PLANNING DEPT.  
PLANNING COMMISSION

Daniel  
Cartagena  
& Associates

GOVERNMENTAL MANAGEMENT CONSULTANTS

RECEIVED  
CITY OF LOS ANGELES

June 29, 1990

JUN 29 REC'D

CONSTRUCTION SERVICES  
CENTER-PLANNING DEPT.

Andrew B. Sincosky, Sr. City Planner  
Department of City Planning  
City of Los Angeles  
200 North Spring Street, Room 460-R  
Los Angeles, California 90012-4801

Reference: CPC 90-0314 - Villa Aurora

Dear Mr. Sincosky:

In response to your letter of June 28, 1990, regarding project justification, please be advised that:

- o Parking Plan - Currently, when any activity is planned (weekends), a shuttle bus system is used for transportation of guests. Parking is provided at a site on Sunset Boulevard.
- o Number of Trips - There are no specific number of trips to be generated on a daily basis. Most of our activity takes place on weekends.
- o Signs - There are no signs planned.
- o Hours of Operation - The institute will be in operation from 9:00 a.m. to 5:00 p.m., daily.
- o Number of Meetings - The frequency of meetings will depend upon programs established by the director of the institute.
- o Maximum Occupancy - Total occupancy will be seven (7) persons:
  - Director (1)
  - Librarian (1)
  - Secretary (1)
  - Caretaker (1)
  - Scholars (3)

We have 35,000 rare books housed in the east wing of Villa Aurora. These books will be on loan to the Doheny Library during the restoration period. Upon completion, the books will be returned to Villa Aurora.

If you have any questions, please advise.

Thank you

Sincerely,



Daniel Cartagena

cc Dr. Daniel Hamilton, Carnegie Institute for Peace

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JUN 29 1960  
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