

7401 Shoup Avenue, West Hills, CA 91307

Exceptional West Valley School Available For Sale



Charles Dunn

Charles Dunn Company

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Sherman Oaks, CA 91423

Lic. #01201641

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Exceptional West Valley School Available For Sale

Charles Dunn Company is pleased to present the opportunity to acquire **7401 Shoup Avenue, West Hills**, a West San Fernando Valley school property ideal for a school, religious facility, or recreational use. In addition to its excellent central location in a safe residential neighborhood, the property offers a prime street location centrally positioned between Sherman Way and Saticoy Street. Furthermore, the property's highlights include:

- Central location between the Hollywood Freeway (CA 101) and the 118 CA Freeway
- Large secured and gated parking facility
- Dual exit parking lot for flow through drop off/pick up
- Sport court/playground/park areas/equipment area-delivery zone
- Facility ideal for school/religious facility/recreational use
- Due to adjacent residential uses, property may have potential for redevelopment
- Catering kitchen
- Administrative office areas
- Secured landscape buffer surrounding the property
- Open free street parking contiguous and throughout neighborhood

ASKING PRICE: \$3,900,000



Property Profile

Current Zoning.....	A1-1
Square Footage.....	16,204 Square Feet
Land Square Footage.....	80,150 Square Feet
Parking.....	69 parking stalls currently striped; more possible
APN.....	2022-019-023

Property Features

- **Ideal For charter school. Religious facility, non-profit headquarters and similar uses**
- **Existing yard area with the potential for additional parking**
- **Shoup Avenue Street frontage**
- **Located in residential area between Sherman Way and Saticoy Street**
- **Outstanding owner/user opportunity**

Contact Us:

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Cell 818.292.1990

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Facility Features

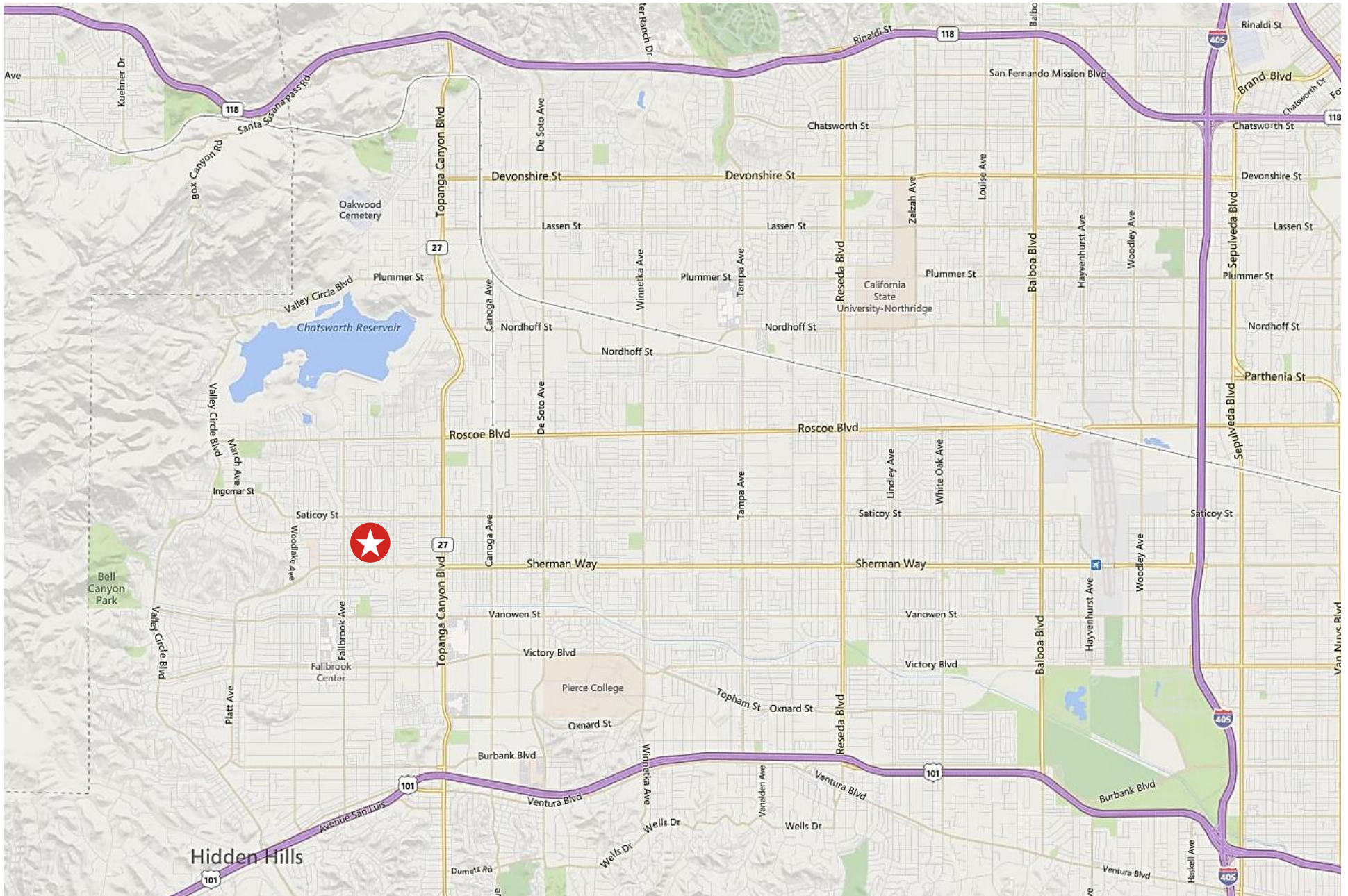
- 8 classrooms
- Computer room
- Library
- Auditorium
- Kitchen
- Playing field
- Basketball court
- Secured playground
- Office/admin areas
- 7 sets of restrooms
- Conference rooms/group rooms/storage throughout

Expenses

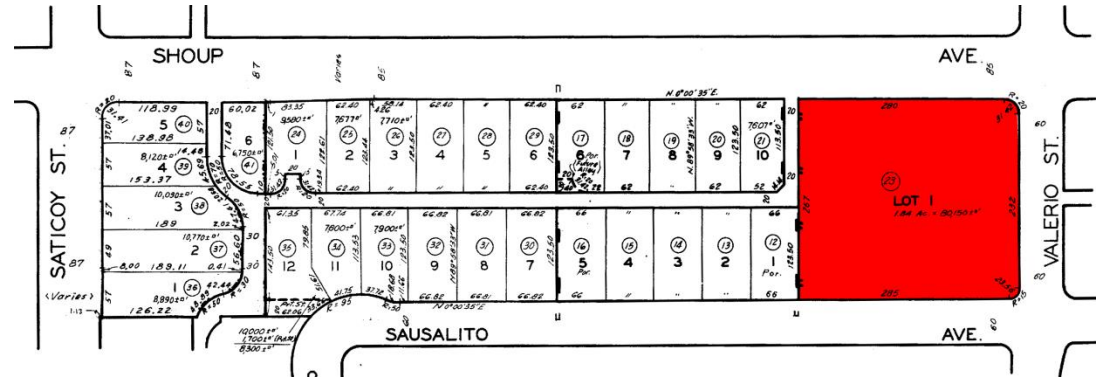
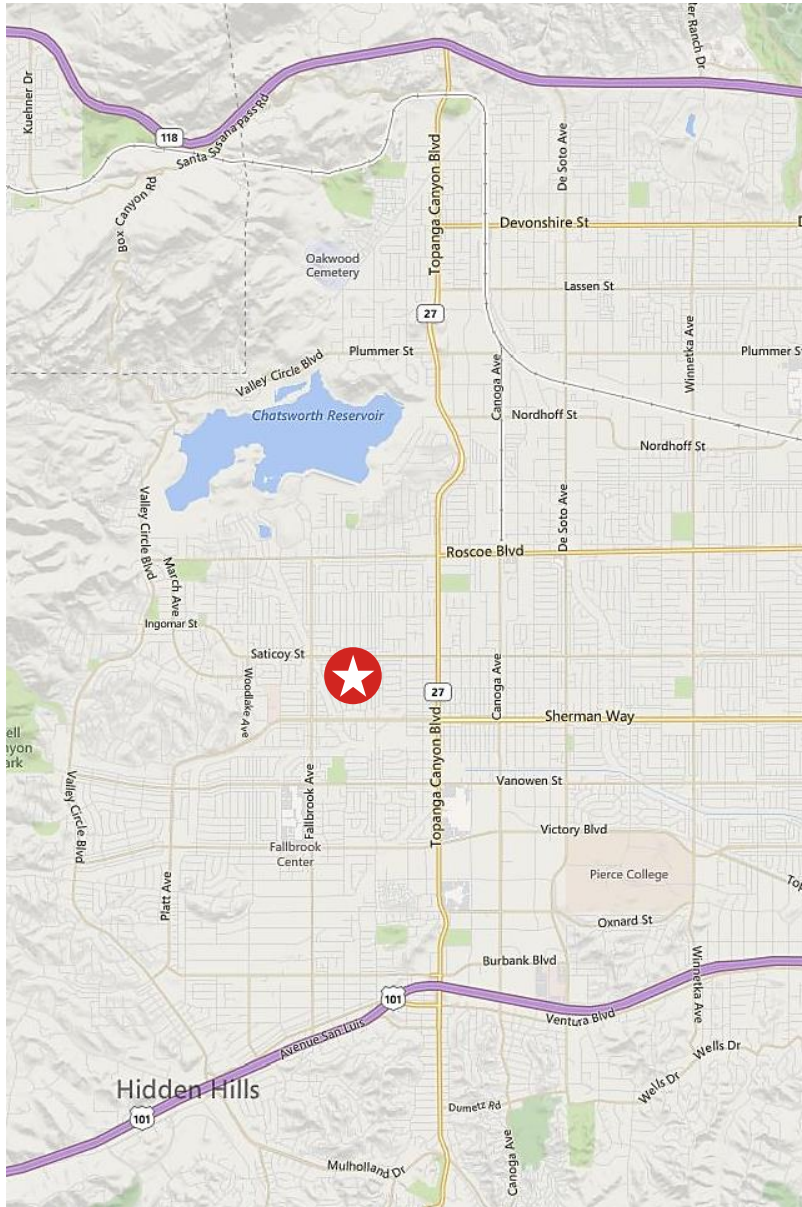
Expenditures	Annual
Telephone	5,227
Gas	652
Electricity/Sewer/Water	42,404
Insurance	19,824
Tax	3,176
Total	71,283



Area Map



Aerial and Plat Maps



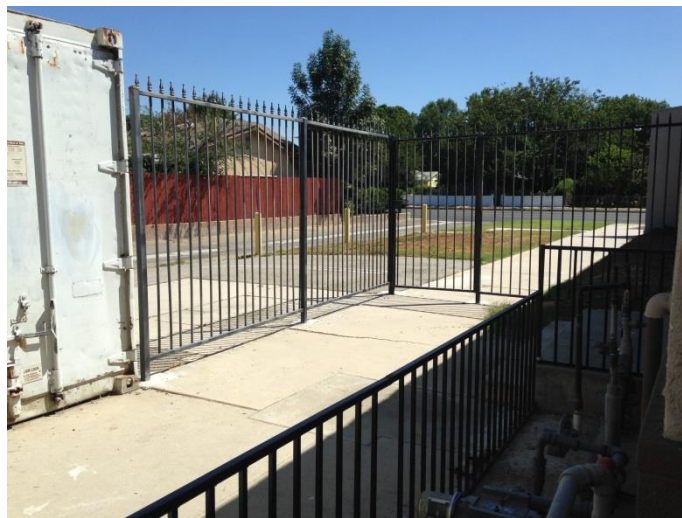
7401 Shoup Avenue



Property Photos



7401 Shoup Avenue



Property Photos

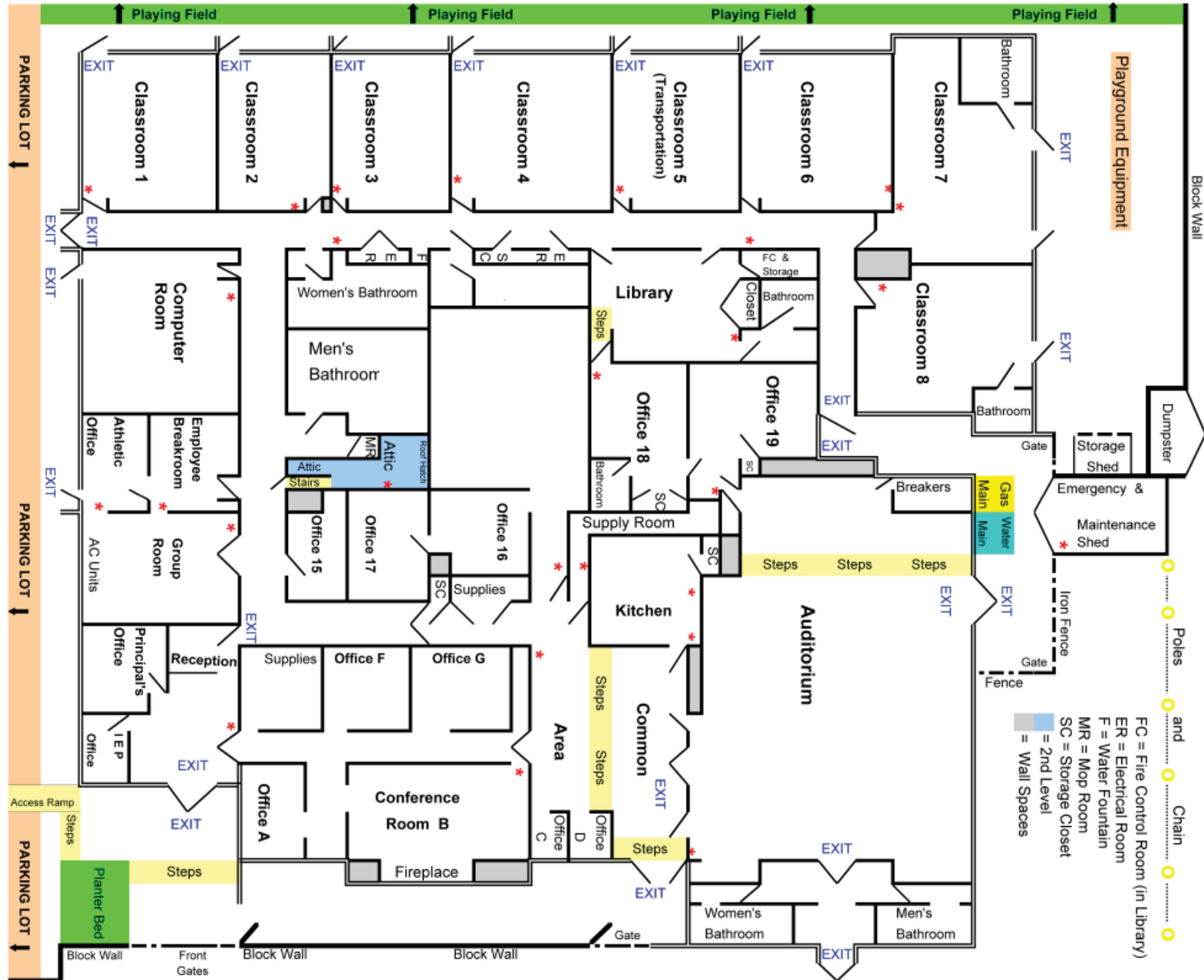


7401 Shoup Avenue



Property Photos

Floor Plan



CUP

CITY OF LOS ANGELES

CALIFORNIA

RICHARD J. RIORDAN
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
ALBERT LANDINI
LEONARD S. LEVINE
JON PERICA
SARAH A. ROGERS
HORACE E. TRAMEL, JR.

DEPARTMENT OF
CITY PLANNING

CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

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221 NORTH FIGUEROA STREET
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April 4, 1997

Foundation for Perceptual and
Psycholinguistic Development
Parkhill School
7120 Remmet Street
Canoga Park, CA 91303

Congregation Beth Kodesh (O)
7353 Valley Circle Boulevard
West Hills, CA 91304

Robert B. Lamishaw (R)
JPL Zoning Services, Inc.
14530 Erwin Street
Van Nuys, CA 91411-2340

Department of Building and Safety

Pursuant to Los Angeles Municipal Code Section 12.24-C,52, I hereby APPROVE:

a conditional use to permit the establishment and maintenance of a private school
in the A1-1 Zone,

upon the following additional terms and conditions:

- All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
- The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
- The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's

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CONDITIONAL USE
7401 Shoup Avenue
Canoga Park-Winnetka-Woodland
Hills Planning Area
Zone : A1-1
D. M. : 186B101
C. D. : 3
CEQA : ND 97-0003-CUZ
Fish and Game: Exempt
Legal Description: Lot 1,
Tract 29454

opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property:

- All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
- Not more than approximately 12,000 square feet of floor area consisting of classrooms, libraries, administrative/office space, and multi-purpose room is authorized for the property.
- At least 69 parking spaces shall be provided in accordance with the provisions of Section 12.21-A,5 of the Los Angeles Municipal Code.
- Enrollment shall not exceed 125 students.
- All exterior signs shall be of an identification type and shall be affixed to the facade of the building. Directional type signs shall be indicated on plans submitted to and approved by the Department of Building and Safety and Department of Transportation.
- Trash containers, if maintained outside, shall be indicated on the plot plan enclosed on three sides by solid masonry walls and gated to prevent unauthorized access.
- Passenger loading and unloading are permitted only within the property.
- All students who drive to school, all faculty and all other employees shall be instructed by the management of the school to park on-site and not on the adjacent streets.
- No outdoor public address system is permitted.
- The applicant shall post a sign at an entrance to the site informing the public of a 24-hour "hot line" telephone number to notify the school administration of any problems associated with the operation of the school property. During normal school hours, the phone assigned that number shall ring in a school administration office.
- The school shall take appropriate preventive measures to preclude unauthorized use of the basketball facilities, particularly when the school is closed.
- A concrete masonry fence at least 5 feet in height shall be provided the length of the west property line and continue easterly along Valerio Street to the first driveway.
- The applicant shall install landscape and irrigation between the fence required in Condition No. 15 and the adjacent sidewalk. Such landscaped area shall be 3 feet in width and consist of bushes and vines in 5-gallon containers spaced such



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that full coverage of the wall can be expected within two years or less, pursuant to a landscape plan prepared by a licensed landscape architect.

17. Prior to the issuance of a certificate of occupancy, the applicant shall obtain written (stamped) clearance from the Fire Department relative to access and turning area, hydrants and sprinkler issues.
18. Hours of operation shall be limited to 8 a.m. until 5 p.m. Hours of instruction are limited to 8:30 a.m. until 3 p.m. Days of operation are limited to Monday through Friday. The only exceptions to this schedule are for graduation ceremonies, parent conferences or other infrequent events as may be approved in writing by the Zoning Administrator.
19. When the property is not in use, the owner shall preclude vehicle entry by closing all driveway gates.
20. Page 1 of the grant and all conditions of approval shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety.
21. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms conditions established herein 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. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

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VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. **THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER APRIL 21, 1997, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/ INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:**

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

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FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on March 24, 1997, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, rectangular-shaped, corner/through, record lot, consisting of approximately 1.52 acres, having a frontage of approximately 232 feet on the north side of Valerio Street and an approximate depth of 285 feet. The subject site is developed with a vacant synagogue and school building and accessory parking.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. ZAI 2063 - On January 23, 1964, the Zoning Administrator granted a Plan Approval to permit expansion of the original building for extra classroom space.

PUBLIC HEARING

The public hearing was conducted at the Sherman Oaks Woman's Club on March 24, 1997. The only persons who appeared at the hearing were the applicant, the applicant's representative, a Council Deputy and a neighbor. The applicant clarified that other than minor cosmetic changes, the existing building will remain in its current size and shape, that the school name will be installed on one building wall and that a masonry fence and landscaping would be constructed on the west property line. The neighbor indicated that there have been incidents of vandalism where young people have entered the property after hours and played basketball. She requested that preventive measures be taken to preclude such continued activities. The applicant stated that the proposed fence should be helpful, that night floodlighting would not be maintained and that physical measures could be considered to neutralize such unauthorized activities.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made.

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FINDINGS

In order for a conditional use permit for establishment of a private school to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

Approximately 90% or more of the intended student population of the proposed school will arrive and depart on small school buses, thereby minimizing a potentially large volume of automobile traffic. The buses will generally leave the premises after the students de-board and return at the end of the school day to transport the students home. Ingress and egress are restricted to Shoup Avenue, a Secondary Highway dedicated 85 feet in width, and to Valerio Street, a Collector Street dedicated 60 feet in width.

As was the case with the prior synagogue and school use of the site, a portion of the grounds will be used for both parking and recreational purposes. Given the anticipated underutilization of the parking area due to the dependence upon bus transit, the parking area can effectively be utilized for dual purposes.

The maximum enrollment level of 125 students is nearly identical to the previous enrollment level of 120 applicable to the former school on the subject site. The hours of operation take into consideration the welfare of surrounding residents: the 8 a.m. start time for a maximum of 40 teachers and 8:30 start time for students are after many persons in the area will have left for work and the 3 p.m. student departure and 5 p.m. faculty departure is prior to the time when most businesses close.

The conditions of approval and limitations established in the grant are intended to minimize off-site impacts in order to maintain compatibility with the adjoining single family residential uses. Restoring occupancy to the property also acts as a stabilizing factor for the welfare of the neighborhood.

The applicant, a non-profit entity, currently operates a similar facility near the intersection of Canoga Avenue and Sherman Way which serves 65 students. That facility will be vacated upon occupancy of the subject property and enrollment is expected to increase gradually over the years until reaching a maximum of 125. The school is under contract with the Los Angeles Unified School District primarily, and others to a small degree, in providing a State-certified facility and fully-credentialed program for students with special educational needs, who may be dyslexic for example, or have behavioral problems or learning disabilities. With a staff of 40, the student/teacher ratio offers a greater opportunity to provide the necessary guidance and one-on-one attention some students need than can be provided at traditional public schools. Therefore, the subject location provides a public convenience to those students

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and their families in the West Valley area who can benefit from the program and provides a larger facility than is currently being utilized.

2. The location is proper in relation to adjacent uses or the development of the community.

The use of the subject property (until recently) reflects 30 years of continuous synagogue and educational facilities and instruction. The property is the only one within at least 600 feet in any direction that is not zoned RS and used as a single family dwelling. The property is equivalent in area to approximately nine typical RS lots.

The demand for quality education in the area is evidenced by the continued use of the applicant's existing site since 1965 and the anticipation that another 60 children can be accommodated given a site adequate in size as represented by the subject property. The replacement of one school for another should not fundamentally change the behavioral patterns and activities of the site or their respective impacts on surrounding properties.

Granting the requested conditional use authorization does not provide for an increase in the size of the sanctuary; it will be utilized as a multi-purpose room. The proposed school use does not involve varsity athletic programs or other extensive after hours school use where noise or traffic impacts could be considerable. To the extent that the proposed solid masonry fence, to be located on the Sausalito Avenue side of the property, improves the appearance and promotes compatibility of the parking area with the adjacent residential uses, then the request provides the community with a benefit to which it has not been accustomed.

3. The proposed location will not be materially detrimental to the character of development in the immediate neighborhood.

The characterization of development in the immediate area surrounding the property is, without exception, single family residential use in the RS Zone. The recycling of an existing religious school, which draws from a limited segment of the population, into a special education school which also draws from a limited segment of the population, should have no impact on neighborhood character as no substantial physical change will occur and no greater intensity of use will occur.

All drop-off and pick-up activities are required to take place on the property. The internal circulation pattern appears to be efficient and similar to that previously in effect.

Whether the LAUSD or a private entity owns and operates the subject school, both are required to comply with the guidelines and criteria of the State Board of Education. None of those criteria have been waived to my knowledge. I am also unaware of any LAUSD school campuses that combine grades Kindergarten

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through 12 so no direct comparison can be made of the proposed school relative to other facilities. Intrinsicly, there is no reason that the applicant cannot comply with the operational terms and conditions of the instant grant.

There were no allegations at the public hearing nor through any correspondence that the use of the site for the proposed private school use would be a problem nor do I have reason to believe otherwise. The Council Office and its neighborhood planning advisory committee support the applicant's request.

4. The location is in harmony with the various elements and objectives of the General Plan.

The Canoga Park-Winnetka-Woodland Hills-West Hills Plan Map designates the property for Low residential density corresponding to the RE9, RS, R1 and RD6 Zones and Height District No. 1, which limits the height of buildings and structures to 45 feet. The Plan Text does not discuss educational facilities other than to reference the Public Schools Element of the General Plan which indicates that "... existing community college, high schools, junior high schools and elementary schools are adequate to serve general District needs." As the proposed and previous school on the site are intended to serve more specialized rather than "general" needs, there is obviously an educational gap to be addressed which the Plan is unable to do based upon the unique opportunities that occur outside of "mainstream" public school planning. As the proposed use will be operated in a single family neighborhood pursuant to protective conditions and terms set forth hereinabove, I hereby determine that no adverse effects are evident with regards to Plans adopted by the City.

In accordance with the Municipal Code provisions for conditional use authority, school use is permitted where the applicable findings of Section 12.24-C can be made in the affirmative. Since the use of the site had been approved for initial establishment and subsequent expansion during the past 30 years, and such use preceded the adoption of the current Plan, it is clearly a use in harmony with the Land Use Element of the General Plan. Public street improvements adjacent to the property have been obtained through earlier determinations, thereby implementing the Highways and Freeways Element of the General Plan.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program flood insurance rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
6. On February 19, 1997, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Negative Declaration No. ND 97-0003-CUZ (Article V - City CEQA Guidelines) and determined that this project will not have a significant effect on the environment. I hereby certify that action. The records

Contact Us

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