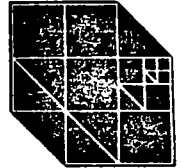


CERTIFIED-RECEIPT
REQUESTED



February 24, 1987

Mr. & Mrs. C. L. Van Blankenstein
19545 East Cienega Avenue
Covina, California 91724

Dear Mr. & Mrs. Van Blankenstein:

RE: CONDITIONAL USE PERMIT CASE NO. 86038-(1)
To continue the operation of a pre-school
and grammar school; 19545 East Cienega
Avenue, Covina; Charter Oak Zoned District,
Zone A-1-7,500

The Regional Planning Commission, by its action of February 11, 1987, GRANTED the above described permit. Documents pertaining to this grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 383, Hall of Administration, 550 West Temple Street, Los Angeles, California 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless that period has passed without an appeal.

Mr. & Mrs. C. L. Van Blankenstein
February 24, 1987
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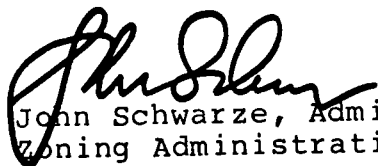
3. The Commission's grant affects the following described property:

(See attached legal description)

If you have any questions regarding this matter, please contact Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning



John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety; Board of Supervisors; Zoning Enforcement;
Mr. & Mrs. Van Blankenstein, 2453 Oakleaf Cyn. Rd., Walnut, CA 91724; Don Perryman & Assoc., 20955 E. Lycoming St., Walnut, CA 91789; Wanda Morris, 19553 Cienega Avenue, Covina, CA 91724; Elouise Brassieur, 19544 Cienega Avenue, Covina, CA 91724; Paul V. Horcher, 1220 So. Diamond Bar Boulevard "E", Diamond Bar, CA 91765

Name
Street
Address
City &
State

Mr. & Mrs. C. L. Van Blankenstein
1642 Waller
Covina, California, 91724

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mail tax statements:

Same as above

AFFIX I.R.S. STAMP IN THIS SPACE

Corporation Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FD 686-1 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JUNIOR SCHOOL ENTERPRISES, INC.

a corporation organized under the laws of the state of California

hereby GRANTS to **CORNELIUS L. VAN BLANKENSTEIN and MELISSA VAN BLANKENSTEIN,**

husband and wife AS JOINT TENANTS.

the following described real property in the
County of **Los Angeles** State of California:

That portion of Lot 24 of Tract 19624, as per map recorded in book 502 pages 9 and 10 of Maps, in the office of the county recorder of said county, described as follows:

Beginning at the southwest corner of said Lot 24, thence along the north line of Cienega Avenue as shown on said map South 89° 59' 30" East 83.95 feet to the westerly line of the land described in the deed to Leonard C. Brown and wife, recorded on October 26, 1960 as Instrument No. 500, in book D1016 page 920, Official Records of said county, thence along the westerly line of said land described in the deed to Brown, North 0° 09' 55" West 260 feet to the northerly line of said Lot; thence along the northerly line of said Lot North 89° 59' 30" West 83.95 feet to the northwest corner of said Lot; thence along the westerly line of said Lot South 0° 09' 55" East 260 feet to the point of beginning.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its
thereto duly authorized.

Dated: **May 13, 1977**

Junior School Enterprises, Inc.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On **AUGUST 1, 1977**

before me, the undersigned a Notary Public in and for said State, personally appeared
Margaret Eastman known

to me to be the
W. H. H. H. H. H. known to me to be

Secretary of the Corporation that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Signature _____



CONDITIONAL USE PERMIT CASE NO. 86038-(1)

PLANNING COMMISSION HEARING DATES: May 27, 1986 and
December 17, 1986

PROCEDURE BEFORE THE COMMISSION:

First Hearing: May 27, 1986

The applicant testified in favor of a request to continue the operation of a child care center and grade school.

Opposition testimony was received from the neighboring property owner to the east.

The public hearing was continued to December 17, 1986 to enable the applicant sufficient time to obtain a valid State operating license for the pre-school.

Second Hearing: December 17, 1986

The applicant and her representative testified regarding the status of the State license application. Opposition testimony was received from neighboring residents.

FINDINGS:

1. The applicant filed this request for a Conditional Use Permit to continue the operation and maintenance of an existing child care center and private school, grades kindergarten through 6th.
2. The subject property, known as Cumorah Academy, is located on a 84' x 260' rectangular parcel at 19545 East Cienega Avenue, Covina.
3. The existing child care center, limited to 50 children, was established as the result of Conditional Use Permit Case No. 1169-(1) granted by the Regional Planning Commission on November 30, 1977 and subsequently appealed. The appeal was denied by the Board of Supervisors on March 14, 1978. Conditional Use Permit Case No. 1465-(1) recognized the private grade school grades kindergarten through 6th and continued the child care operation. The on-site enrollment for both was limited to a combined total of 110 children.
4. The existing school site is developed with five (5) one-story classrooms and an office totaling 4,914 square feet. The children's play area is maintained primarily in the rear 70' and 53' along the easterly property line. This area is surrounded by a 6' high concrete wall with a 3' wooden extension to reduce the noise level.

5. The current zoning is A-1-7500 (Light Agriculture - 7500 square feet minimum lot size). Child care centers and schools through grade twelve (12) are permitted, subject to State licensing, with a valid Conditional Use Permit. To date the applicant does not possess a valid State license to operate the child care center.
6. Single family residences border the subject school in each direction. A bird aviary is maintained, as an accessory use, in the rear yard of the single family residence bordering the school to the east. Neighborhood businesses are located westerly of the subject school.
7. The neighboring property owner asserted at the public hearing that the existing on-site parking is inadequate, resulting in traffic congestion, and that excessive noise levels and night lighting adversely affect the bird aviary. The aviary is a nonconforming use.
8. The school property has been developed with eleven (11) on-site parking spaces. Access to the subject property is taken from East Cienega Avenue, an 80 foot right-of-way designated secondary highway.
9. The school provides a community service and is of a scale and design compatible with the surrounding residential designation of the Countywide General Plan.
10. Conditions imposed on the grant will mitigate noise and night lighting impacts to levels reasonable for a residential area.
11. The project is categorically exempt (Class 1) from the environmental impact reporting requirements in that the request is to continue an existing use.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

With respect to Conditional Use Permit Case No. 86038-(1)

- A. The proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area.
- B. With the attached restrictions and conditions, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area.
- D. The proposed site has adequate traffic access and said site is adequately served by other public and private service facilities which it requires.

COMMISSION ACTION:

1. The Regional Planning Commission finds that the project is categorically exempt (Class 1) from the requirements of the California Environmental Quality Act and that the project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 86038-(1) is **GRANTED** with the attached conditions.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and the permittee has obtained a valid permit to operate a day care facility from the State of California. Upon becoming effective this grant shall supersede all previous grants on the subject property.
3. The permittee shall reimburse the County for any court and attorney's fees which the County may be required to pay as a result of any claim or action brought against the County because of this grant. Although the permittee is the real party in interest in an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
4. This grant will expire unless it has become effective (as provided in Condition 2) within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
7. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

8. This grant allows the continued operation of a child care center and a grade school subject to the following restrictions as to use:
- a. A valid State license shall be obtained to operate the child care center.
 - b. The grade school is restricted to grades kindergarten through 6th.
 - c. The total school enrollment shall not exceed 110 children, 60 children in the grade school and 50 children in the child care center. Enrollment of after-school only children is prohibited except for a maximum of five (5) developmentally disabled children from Charter Oak Unified School District.
 - d. The hours and days of operation for the school and child care center shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday. No arrivals are permitted before 6:00 a.m.; late pick-ups after 7:00 p.m. are prohibited.
 - e. A maximum of five evening activities per year are permitted, limited to a maximum of ten persons not employees of the school. All such activities must conclude by 10:00 p.m. All evening activities in Room 5 are prohibited after 8:00 p.m. A maximum of five school-related programs per year are permitted to be held on Saturdays, between the hours of 8:00 a.m. and 5:00 p.m. One faculty meeting per month is permitted and must conclude by 8:00 p.m.
 - f. No commercial passenger carrying vehicles other than those owned, leased by the school, or personally arranged for by the parent as means of transporting a child, are to be used in transporting children for field trips, to and from local schools and parks, and pickup and delivery of students.
 - g. All outdoor lights shall be shielded and directed away from adjacent residences. Such light shall be unobtrusive and subject to Planning Director approval. Such lights shall be placed on timers, assuring illumination prior to dusk and shut off by 10:00 p.m.
 - h. That more than 50 children utilizing the playground areas at any one time is prohibited, excluding the daily assembly time when all children will assemble. Children, when outside must be under adult supervision at all times. No children are allowed on the playground either before 6:00 a.m. or after 6:00 p.m. including those awaiting late pickup.

- i. The play equipment in the northerly portion of the property shall be relocated away from the perimeter walls a minimum of six (6) feet. Trash receptacles shall be provided in the play areas.
 - j. Maintenance and cleanup activities except for interior maintenance performed by owners and/or employees on weekdays must conclude by 7:00 p.m. or dusk, whichever is the later, and on the weekend shall be carried out from 8:00 a.m. to dusk.
 - k. Meetings, conferences, back to school visits may be conducted during the operating hours of the school and are limited to no more than ten (10) parents at any one time.
 - l. One identification type sign on the wall at the front of the subject property, not to exceed 6 square feet, is permitted.
 - m. All school employees, students, and parents shall receive orientation as to the rights of neighbors regarding trespassing, annoyance and protection of property.
 - n. A copy of the Conditions of the Conditional Use Permit including the contact phone number of the Department of Regional Planning Enforcement Section (213) 974-6453, shall be posted on the premises, and in a place easily accesible for public inspection.
9. The subject property shall be maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
 10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
 11. The subject facility shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
 12. Dedicate to the County of Los Angeles the right to restrict access to Cienega Avenue.
 13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.