

September 30, 2011 LETTER OF CORRECTION

St. Ephraim Syrian Orthodox Church
CASE NO. ZA 2009-4028 (CU) (ZV) (ZAA) (F)
10635-65 Woodman Avenue
Mission Hills-Panorama City-North Hills
Planning Area
Council District 7

On August 31, 2011, the Office of Zoning Administration Approved: a Conditional Use Permit authorizing the construction, use and maintenance of a new church with ancillary uses; a bell tower and cross at 61 feet in lieu of the 45-foot maximum per Section 12.21 .1 of the Los Angeles Municipal Code; and a Zone Variance from 12.06-A of the Los Angeles Municipal Code granting 28 senior citizen units to exceed the density of the A2 Zone Classification.

Condition 9.b limits the hours of operation. However, as evidenced on page 24 of the Determination, the project proponent submitted different hours of operation that are not reflected in Condition 9.b. Due to this error, Condition 9.b is amended to read: The hours of worship shall not exceed 7 a.m. to 11 p.m. daily except High Holy Day services and periodic weddings, marriage receptions, quinceaneras, family functions, graduation parties celebrated in the hall which may occur Thursday through Sundays and shall conclude no later than 2 a.m.

R. NICOLAS BROWN, AICP
Associate Zoning Administrator

Excerpts of Conditions from August 31, 2011 Zoning Administrator, R. Nicolas Brown's DETERMINATION LETTER

3. 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 opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

8. Approval of Plans Review. At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification

to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement revocation purposes. *(A standard used in the Office of Zoning Administration)*

13. Noise

a. Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

b.. Notwithstanding the above, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal determining whether a violation of the provisions of this section exists may include, but not be limited to, the following: *(Article 6, Section 116.1 Los Angeles Municipal Code)*

The level of noise;

Whether the nature of the noise is usual or unusual;

1. Whether the origin of the noise is natural or unnatural;
2. The level and intensity of the background noise, if any;
3. The proximity of the noise to residential sleeping facilities;
4. The nature and zoning of the area within which the noise emanates;
5. The density of the inhabitation of the area within which the noise emanates;
6. The time of the day and night the noise occurs;
7. The duration of the noise;
8. Whether the noise is recurrent, intermittent, or constant; and
9. Whether the noise is produced by a commercial or noncommercial activity.

c. Outdoor public address systems and loudspeakers are prohibited. Any phonograph, radio or other electric equipment used shall be sufficiently modulated so as not to be disturbing to neighbors residing in the immediate vicinity.

d. Parking lot cleaning and sweeping using noise producing mechanical equipment, private company trash collections, and deliveries shall occur no earlier than 7:00 a.m., no later than 8:00 p.m., Monday through Friday, and no earlier than 10:00 a.m., no later than 4:00 p.m. on Saturdays and Sundays. *(Similar to projects governed by Section 12.24- W,27 of the Los Angeles Municipal Code)*

e. There will be no operable windows on the west side of the Church structure. *(Volunteered by project proponent, June 16, 20 11.)*