PROJECT DESCRIPTION – YOUNG MINDS, LA
8055-8065 S. EMERSON AVENUE

The subject site is an irregularly-shaped lot comprised of one tax parcel (two legal lots) totaling approximately 48,552 square-feet in land area. The site is bounded by Emerson Avenue to the east, 80th Place to the south, and Denrock Avenue to the west. The site is improved with a church and associated chapel, offices, accessory rooms, and a surface parking lot. The site is zoned R1V2, has a General Plan land use designation of “Low Residential,” and is located within the Westchester – Playa del Rey Community Plan and the Los Angeles Coastal Transportation Corridor Specific Plan.

The site is currently improved with a religious institution ("Westchester United Methodist Church"), which has a main chapel with assembly-occupancy consisting of 550 fixed seats. Additionally, rooms ancillary to the church use and surface parking occupy the remainder of the site. The surrounding developments include single-family homes in the similar R1V2 zone to the north, south, and west, and Orville Wright Middle School in the [Q]PF-1XL zone to the east.

The proposed project includes the addition of a preschool facility to the site. The proposed school will lease rooms and floor area that is currently occupied by ancillary church uses, totaling five (5) classrooms and administration space. The proposed preschool will operate on weekdays only, with the existing church use to be maintained with weekend-only religious services. Additionally, the Applicant is proposing the construction of fencing along the perimeter of the proposed outdoor playground area. This request necessitates the following slate of entitlements:

- **Conditional Use Permit (CU) per LAMC Section 12.24 W.51** – Request is for approval of the operation of a new pre-school facility situated within the facility of an existing religious institution.
- **Fences and Walls (ZAD) per LAMC Section 12.24 X.7** – Request is for approval of the construction of a fence no greater than eight (8) feet in height within a required setback area.
- **Categorical Exemption (CE)**

The Westchester – Playa del Rey Community Plan area has a variety of educational opportunities, including for elementary and middle school aged children. However, there is a dearth of educational opportunities for preschool and prekindergarten aged children. Ongoing research continues to point to early childhood education as essential to the mental and social development of students. Therefore, providing this level of education for children to a neighborhood which is currently underserved in this regard will perform an essential service to the community.