



ZA-2025-1914-CU2-F-WDI

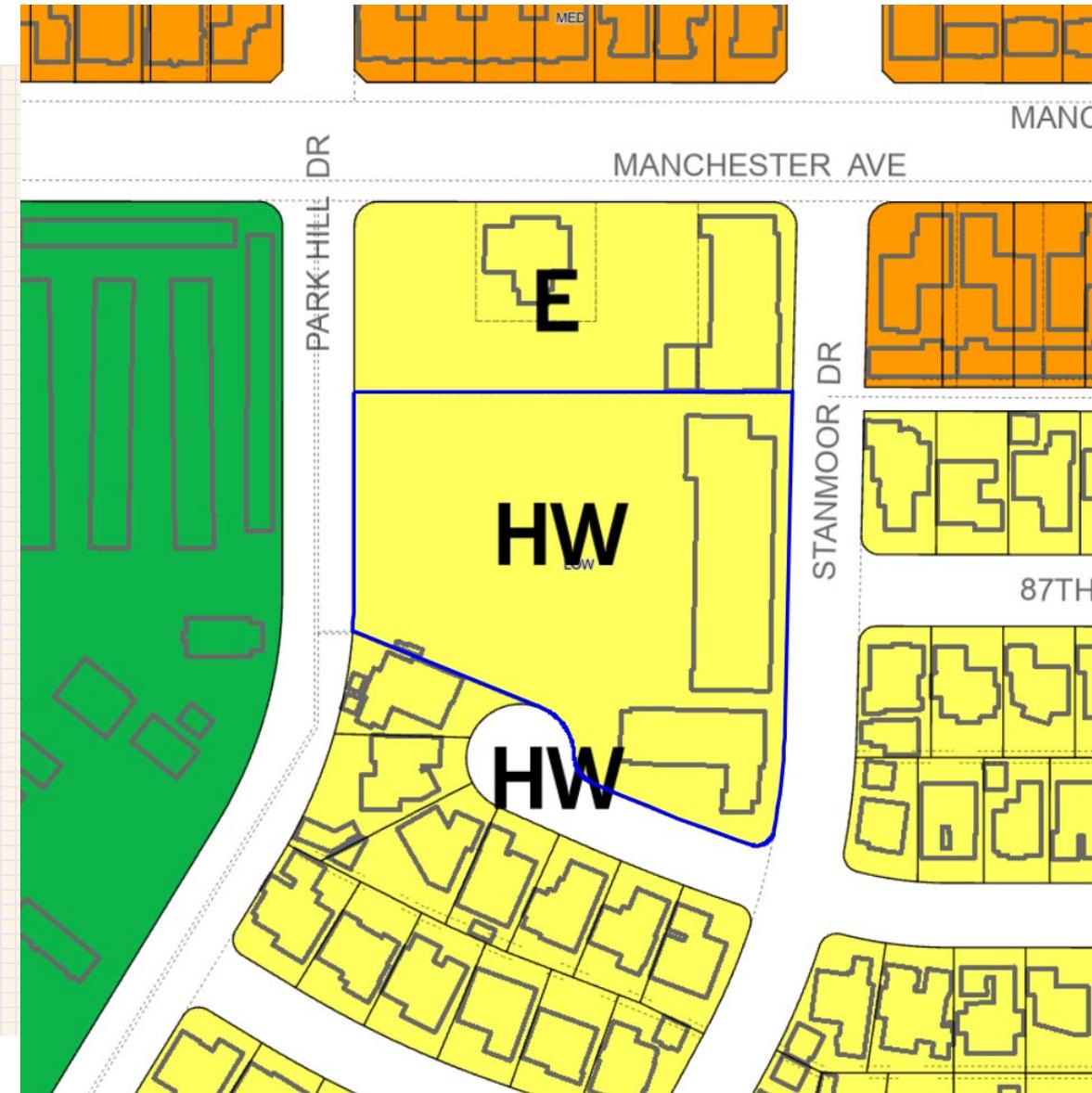
8631 Stanmoor Drive

APPLICANT:

**Sister M. Annacarla Costello
(Archdiocese of Los Angeles
Education and Welfare Corp)**

REPRESENTATIVES:

**Matthew Marcote
(Craig Fry & Associates)**



PROJECT SITE

- Located along Manchester Avenue between Park Hill and Stanmoor Drives
- Parcel is 106,709.6 square feet in the R1-1 Zone and improved with a rectory, school, office, and Church
- Located within the Los Angeles Coastal Transportation Corridor

PROJECT SITE



A



B



C



D



E



F



G



G2



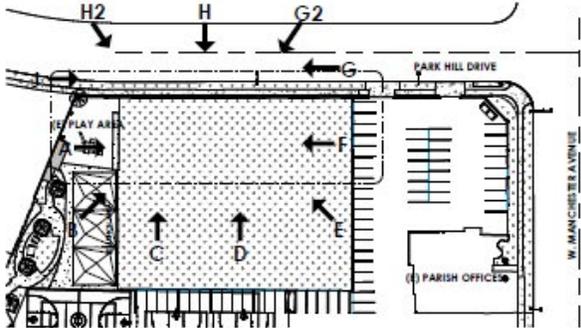
H



H2



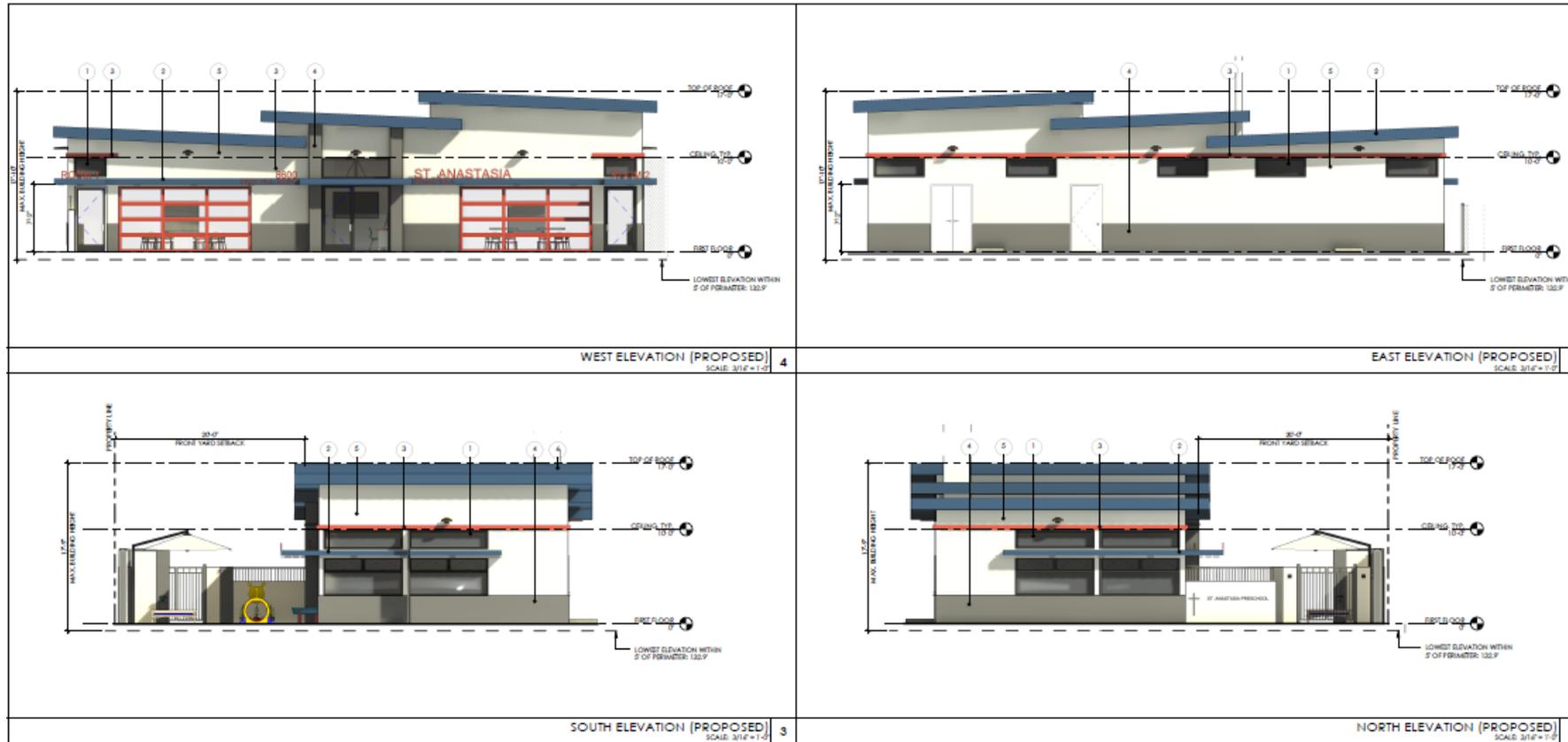
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Requested Class 2 Conditional Use Permit

- Pursuant to Los Angeles Municipal Code Section 12.24 (W)(51), a Zoning Administrator's Determination to permit and authorize a childcare facility (preschool) in the R1 zone.
- Project consists of a new 1,615.25 sq ft single-story building constructed on an empty field to serve as a preschool for St. Anastasia Catholic School campus
- Proposed improvements include two classrooms, teacher's office, supply room/kitchenette, restrooms, and ancillary spaces as well as 2,250 sq ft dedicated for secured outdoor play area
- Minor site work includes new landscaping, entry gate, and nine parking stalls
- Compatible with surroundings: Integrates with school/church; minimal additional traffic

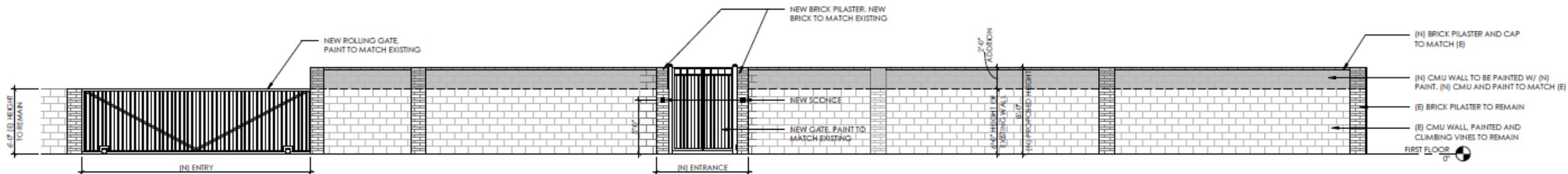
Requested Class 2 Conditional Use Permit



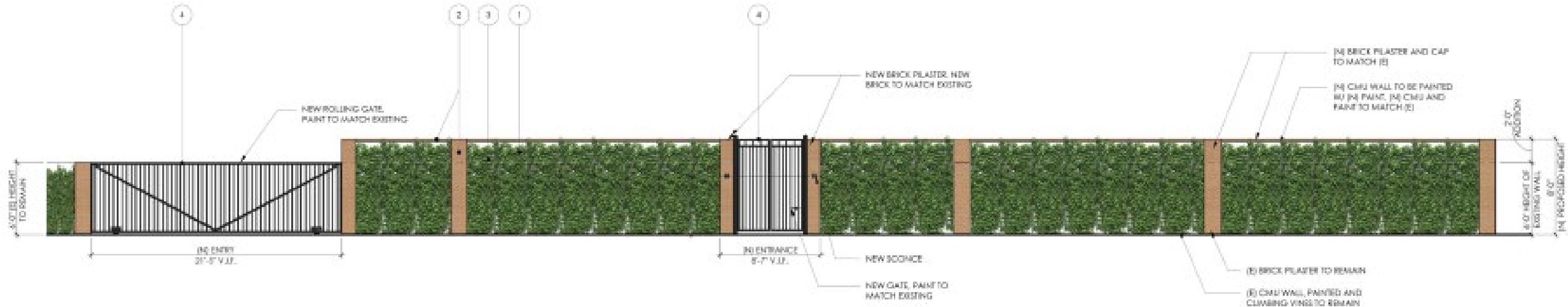
- Essential early education builds social, emotional, physical, cognitive, language skills
- Supports working families/single parents in the surrounding community
- No adverse impacts preserve neighborhood health, welfare, safety
- Aligns with General & Community Plans for accessible schools, neighborhood preservation, community services

Requested Class 1 Conditional Use Permit

- Pursuant to Los Angeles Municipal Code Section 12.24 (X)(7), a Zoning Administrator's Determination to permit the height of the Wall in the front yard of Subject Property to exceed three and a half feet, but not surpass eight feet, as required under Code Section 12.22(C)(20)(f).
- Upgrade existing 6 ft chain-link fence to 8 ft painted CMU wall with Brick accents, cap for aesthetics
- Parallel to Park Hill Dr for screening & security to preschool aged children
- Addition of landscaping (shrubs, vines) to soften visual impact
- no sightline/public access obstruction



Requested Class 1 Conditional Use Permit



- Enhances security: Protects young children; reduces noise/pollution from Manchester Ave
- Improves environment: Matches school design; provides safe, quiet learning space
- Neighborhood compatible: No impacts on views, health, safety; similar walls common in area
- Maintains visibility: Supports pedestrian/vehicular safety
- Aligns with plans: General Plan/Community Plan for stable neighborhoods, safety, community facilities

Requested Zoning Administrator Determination

- Pursuant to Los Angeles Municipal Code Section 12.37 (I), a Zoning Administrator's Determination to waive the dedication and improvement of substandard roadways and corners adjacent to Subject Property.
- 5 ft on Manchester Ave, 5 ft on 87th Pl, 3 ft on Stanmoor Dr, corner radii at intersections
- No major infrastructure changes as streets already fully improved (sidewalks, curbs, gutters) with on-site parking for safe drop-off/pick-up and avoids unnecessary widening
- No project nexus: Small enrollment (24-30 children); minimal new trips; no increased density/hazards
- Not needed for mobility: Streets function well (Manchester major, others low-volume residential); no congestion
- Impractical: Reduces site area; eliminates play/parking spaces; exceeds budget, making project infeasible
- Benefits community: Enables valuable preschool without undue burden of infrastructure development

Requested Zoning Administrator Determination

IMPROVEMENTS

Street/Alley	Classification	Ex Full Roadway	Req Full Roadway	Ex Adj. Half Roadway	Required Adjacent Half Roadway	Missing Improvements	Exist. Trees	Exist. CB	Potential Widening	Required under 12.37	Required under a DCP Referred Planning Action
MANCHESTER AVE	BOULEVARD II	74-FT	80-FT	37-FT	40-FT	NONE	0	6"	3-FT	NO ▾	YES ▾
PARK HILL DR	LOCAL STREET	40-FT	36-FT	18-FT	18-FT	NONE	0	6"	0-FT	NO ▾	NO ▾
STANMOOR DR	COLLECTOR	36-FT	40-FT	18-FT	20-FT	NONE	0	8"	2-FT	NO ▾	YES ▾
87TH PL	LOCAL STREET	34-FT	36-FT	13-FT	18-FT	NONE	0	6"	5-FT	NO ▾	YES ▾

Corner	Classification	Provide/Upgrade Corner Ramp	Required under 12.37	Required under a DCP Referred Planning Action
MANCHESTER AVE AND PARK HILL DR	ARTERIAL AND NON-ARTERIAL	YES ▾	YES ▾	YES ▾
STANMOOR DR AND 87TH PL	NON-ARTERIAL AND NON-ARTERIAL	YES ▾	YES ▾	YES ▾
MANCHESTER AVE AND STANMOOR DR	ARTERIAL AND NON-ARTERIAL	YES ▾	YES ▾	YES ▾



ROOM 1

ST. ANASTASIA PRESCHOOL

ANNOUNCEMENTS



ST. ANASTASIA

PRESCHOOL





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8631 Stanmoor Drive

Thank you

CRAIG FRY & ASSOCIATES