



**SUNLAND TUJUNGA
NEIGHBORHOOD COUNCIL –
LAND USE PLANNING
COMMITTEE MEETING**

**PROJECT NAME: SHEKINAH CHURCH
7740-7770 W MCGROARTY ROAD
TUJUNGA, CA**



MAY 16, 2022

MUNSELLE INC.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT 2041, 2042, 2043 AND 2044 OF TRACT NO. 3709, IN THE CITY OF LOS ANGELES! ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

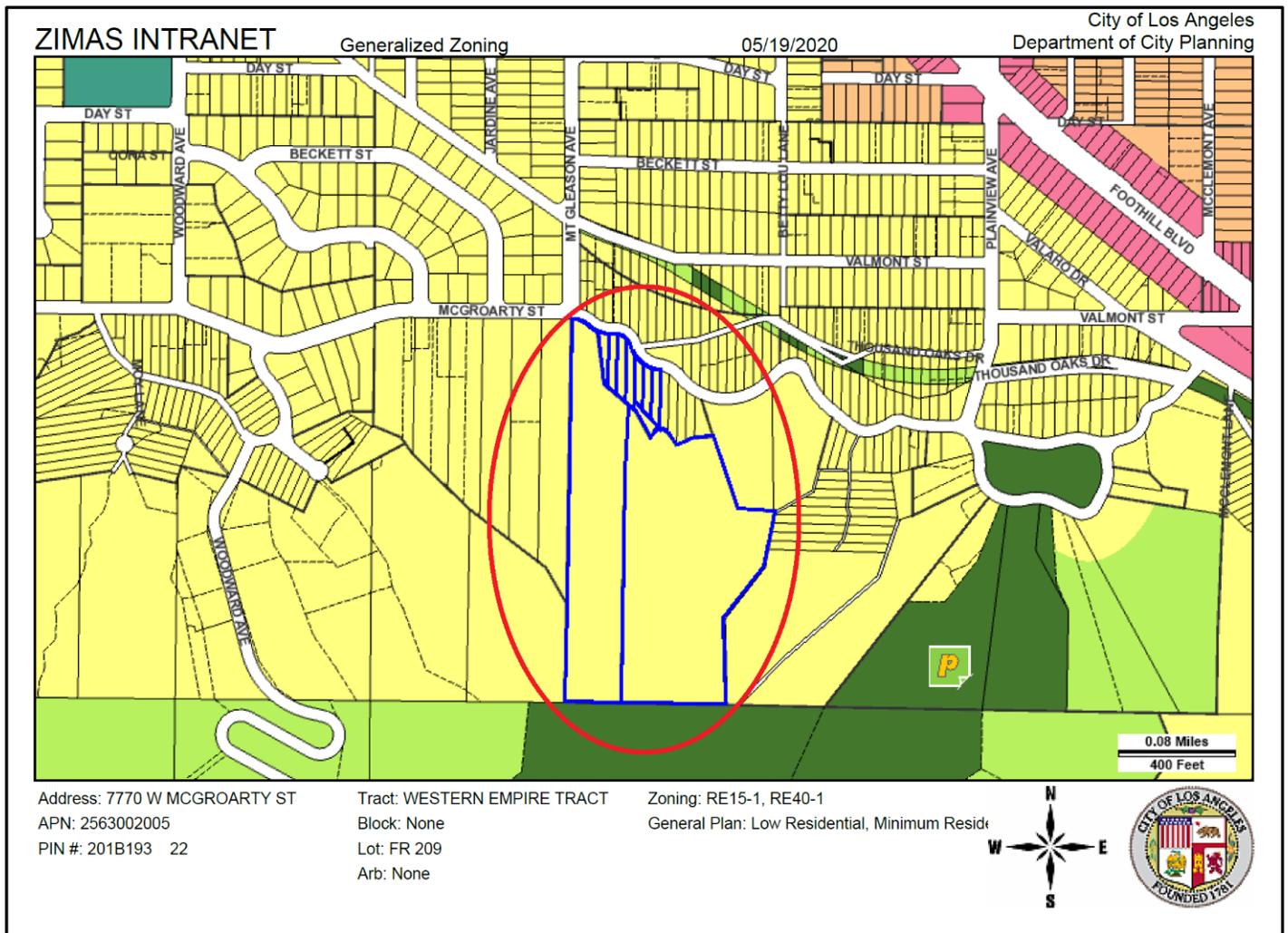
PARCEL 2:

LOTS 209 AND 210 OF WESTERN EMPIRE TRACT, SHEET NO. 3, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 158 AND 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ANY PORTION OF SAID LOTS 209 AND 210 WITHIN THE BOUNDARIES OF SAID TRACT NO. 3709 AND TRACT NO. 3955.

PROPERTY ADDRESS

7740-7770 W MCGROARTY ROAD

PROJECT MAP

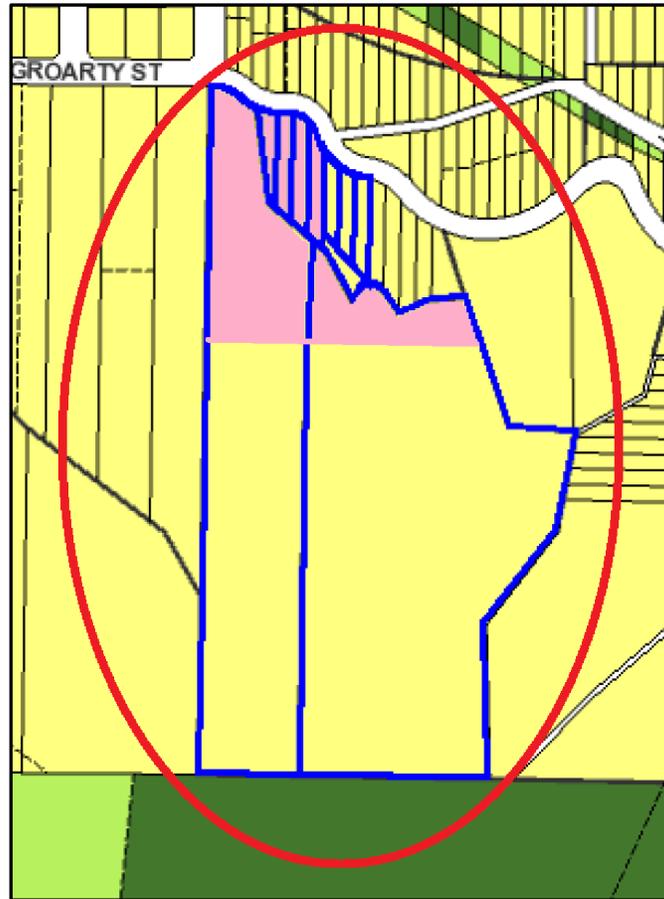


PROJECT DESCRIPTION

Brief Site History

“The subject site is a sloping, irregular, interior parcel of land consisting of approximately 2.1 acres, having a frontage of approximately 470 feet on the south side of McGroarty Street and an approximate depth of 1,300. The property features a slight upslope.¹” The area in the map below outlined in blue and shaded “pink” in the map below shows the approximate project site area.

Project Area Map



The subject site appears to have been used for private education and boarding since its original development in 1937. Historical records suggest it was developed as an educational and boarding facility for asthmatic children. Later, it was used for the education and boarding of children with emotional needs. Then, over much of the last 27 years it has been used as a private elementary school, having been granted a CUP for up to 125 students in 1993 (with rights for a potential 275 students).

As configured, the site includes an existing 5,061 square foot single family residence built on or about 2008, an existing 3,877 square foot non-residential building built around the 1967, and an additional

¹ It is noted that the developed portion of the site covers about 15% of the overall property’s acreage. The remainder of the site is largely undevelopable open-space given its topography and slope. The footnoted sentence was excerpted from page 5 of the June 10, 1993 letter of approval for ZA-1993-197-CUZ.

13,360 square foot non-residential building built between 1939 and 1958. The non-residential buildings have historically provided class-room and support facilities, including a commissary and boarding areas.

Special Designations

The site has no special designations, nor, according to a Phase I Historical Resource Evaluation Report are any of the properties individually or contributorily eligible for designation.

Project Scope

Grading:	Grading work will focused exclusively within the developed portion of the site and includes minor widening of the existing drive-isle connecting the upper and lower parking lots, ADA accessibility ramps and lifts, and related or required retaining walls and their foundations.
Interior tenant improvements:	<p>The existing non-residential buildings will be renovated as required. The northern building (Building B), consisting of 3,877 square feet, will be refreshed with new paint, new or refurbished pool equipment and, to the extent required, updated ADA accessibility equipment and required railings. The existing classrooms will be used in their current configuration with no changes noted.</p> <p>The southern building (Building A), consisting of 13,907 square feet, will be renovated with new interior improvements reconfiguring the existing spaces to provide for a worship hall of about 1,653 sf together with a 454 sf platform, meeting rooms, media rooms and ancillary administrative offices. New ADA compliant restrooms will replace the existing non-compliant restrooms.</p>
Accessory use:	Installation of one of more lifts to support ADA access throughout the site.
Exterior renovation or alteration:	<p>Building A will have its aging roof replaced, though the existing roof line will remain unchanged and there will be no impact to the existing sight-line or elevation of the building. A 300 sf open portico not visible from the stret is to be added. Exterior doors and windows will be replaced as required with new ADA and Title 24 compliant assemblies, it being noted that many of these have exceeded their useful life. The building exterior will also be refreshed with new paint.</p> <p>No exterior renovation is anticipated for the Building B.</p> <p>The existing paving will be either slurry coated or replaced with new code compliant stripping.</p>
Other Exterior features:	All work will be focused within the existing developed portion of the site only. No work is anticipated on any hillside above the existing developed portion of the site, preserving the hillside integrity. No new fencing is anticipated to be installed that would separate the property from its neighbors.
Change of use and/or hour of operation:	Hours of use shall be: Generally, normal business hours Monday – Friday and, as noted below, Church services on Friday, Saturday and Sunday.

Proposed Operations

Shekinah Church is an outreach and internet based Christian ministry.

It intends on ~~renovating~~renewing the site and its existing buildings for use as a small neighborhood church and ministry campus (~~providing services intended to benefit the neighborhood~~and, local community), and its internet followers.

From an on-site and community ministry perspective, Shekinah Church envisions offering weekly ministry services, ~~small group / volunteer community outreach services, and other community self-help seminars and neighborhood events.~~ Weekly, Proposed weekly ministry services are provided for in Table 1, below:

TABLE 1 – Proposed Operations - Weekly Ministry Services

- **Daily:**
 - ~~Morning Prayer~~
 - ~~Supervised Prayer Room~~
 - 9:00am – 5:00pm: Staff (pastoral, online and administrative staff up to 20 people)
- **Monday:**
 - ~~10:00 am: Prayer Ministry~~ 1:00pm: Staff Meeting
 - ~~7:00 pm: Men’s Fellowship and dinner~~
- **Tuesday:**
 - ~~5:00pm: Worship Team practice~~
 - 7:00pm: ~~Taco Tuesday social hour, Q&A, refreshments~~ Men’s Fellowship
- **Wednesday:**
 - ~~1:00pm: Bible Study~~
 - ~~7:00pm:~~ 6:00pm: Bible Study
- **Thursday:**
 - ~~5:00pm: Toddler Time Games and Learning~~
 - ~~7:00pm: Women’s Fellowship and dinner~~
- **Friday:**
 - ~~5:00pm: Outdoors activities club~~
 - ~~8:00pm:~~ 7:00pm: ~~Family Game Night~~ Prayer Meeting
- **Saturday:**
 - ~~8:00am: Holy Rollers Fitness~~
 - ~~9:00am: Worship Team Practice~~
 - 11:00am: ~~Worship Team~~ Brunch Practice
 - ~~3:00pm: Evangelism Outreach Meeting~~
 - ~~5:00pm: Drama Ministry Meeting~~
- **Sunday:**
 - ~~9:00am~~ 1:00pm: ~~Worship Service~~
 - ~~7:00pm: Worship Service~~
- **~~Holiday Services~~**
 - ~~9:00am: Worship Service~~
 - ~~7:00pm: Worship Service~~

~~Shekinah Church also envisions~~

For its Internet based ministry, Shekinah Church envisions recording and/or digitizing for on-line distribution its on-site sermons, ministerial and educational teachings, worship materials, devotions and related media.

The ministry office and associated administrative functions will be supported on site and open 9am to 5pm Weekly, Monday thru Friday. Total pastoral and online/administrative staff estimated at 20 people.

Excepting separately planned and permitted events, site occupancy will be limited to 250 persons.

To prevent cars from queuing up on McGroarty Street (the frontage road along which the site rests) and/or Mt Gleason Avenue (the primary feeder to McGroarty Street), the parking security gates will remain open during the hours Shekinah Church is operating.

Shekinah Church had envisioned offering small group / volunteer community outreach services to further engage with the neighborhood and community. ~~These are provided for in Table 2, below.~~ After presentation of the proposed services to a meeting of the Sunland Tujunga Neighborhood Council – Land Use Planning Committee Meeting, the committee/neighborhood made it clear that much of the proposed services were largely unwanted. Accordingly, Shekinah Church has truncated its list of community services to those provided for in Table 2, below. Shekinah Church will covenant not to provide the community services listed in Table 3, below.

~~**TABLE 2 – Proposed Operations – Small Group and Volunteer Community Outreach Services**~~

TABLE 2 – PROPOSED OPERATIONS – VOLUNTEER COMMUNITY OUTREACH SERVICES

- **Co-sponsored community events and meetings (Little Landers, Bolton Park, Stones of Tujunga – as acceptable to the neighborhood)**
- **McGroarty Park Arts and Activities Outreach to compliment McGroarty Park programs (as and to the extent acceptable to the neighborhood)**
- ~~**Community health screenings**~~
- ~~**Community senior citizen outreach**~~
- ~~**Community prison outreach**~~
- ~~**Community homeless outreach (meals for homeless)**~~
- ~~**Neighborhood cleanup outreach (trash pickup / waste roundup)**~~
- ~~**Community Bible studies**~~
- ~~**Community young adult, adult and senior group study group**~~

TABLE 3 – THE FOLLOWING OUTREACH SERVICES SHALL BE PROHIBITED

- **Community Health Screenings**
- **Community Senior Citizen Outreach**
- **Community Prison Outreach**
- **Community Homeless Outreach**
- **Neighborhood Cleanup Outreach (trash pickup / waste roundup)**
- **Community self-help seminars for young adults, adults and seniors such as:**
 - **ESL (English as a second language)**
 - **Immigration law**

- [Personal Finance/Budgeting/Accounting/Tax/Real Estate](#)
- [Health insurance workshop—Medi-Cal, Medicare](#)
- [Time management](#)
- [Basic computer skills](#)
- [Job interview/Resume](#)
- [Diet and Health](#)
- [Gardening](#)
- [Creative arts collaborative workshop spaces for visual and performing artists.](#)
- [**Neighborhood summer pool parties for children**](#)
- [**Neighborhood “Café Night” featuring coffee and pastries**](#)
- [**Neighborhood family movie night Holiday**](#)
- [**Easter Egg hunt for neighborhood children**](#)
- [**Halloween party for neighborhood children**](#)
- [**Fall pumpkin patch for neighborhood children**](#)

~~In addition, Shekinah Church envisions providing valuable community self-help seminars and neighborhood events. Neighborhood events would be subject to any additional required noticing, permitting and/or licensing. A sampling of other community self-help seminars and neighborhood events are provided for in Table 3, below.~~

~~**TABLE 3 Proposed Operations—Community seminars and Neighborhood Events**~~

- ~~***Community self-help seminars for young adults, adults and seniors such as:***~~
 - ~~ESL (English as a second language)~~
 - ~~Immigration law~~
 - ~~Personal Finance/Budgeting/Accounting/Tax/Real Estate~~
 - ~~Health insurance workshop—Medi-Cal, Medicare~~
 - ~~Time management~~
 - ~~Basic computer skills~~
 - ~~Job interview/Resume~~
 - ~~Diet and Health~~
 - ~~Gardening~~
 - ~~Creative arts collaborative workshop spaces for visual and performing artists.~~
- ~~***Neighborhood summer pool parties for children (lifeguarded)***~~
- ~~***Neighborhood “Café Night” featuring coffee and pastries***~~
- ~~***Neighborhood family movie night***~~
- ~~***Holiday Events***~~
 - ~~Easter hunt for neighborhood children~~
 - ~~Halloween party for neighborhood children~~
 - ~~Fall pumpkin patch for neighborhood children~~
 - ~~Christmas performance~~

~~For its Internet-based ministry, Shekinah Church envisions recording and/or digitizing for on-line distribution its on-site sermons, ministerial and educational teachings, worship materials, devotions and related media.~~

~~Excepting separately planned and permitted events, site occupancy will be limited to 125 persons.~~