



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 13645 West Riverside Drive (13601 West Riverside Drive; 13500, 13618 West Huston Street)

Case No.: CPC-2018-1672-CU-ZV
CEQA No.: ENV-2018-4524-MND
Hearing Held By: Hearing Officer on behalf of the City Planning Commission
Date: November 6, 2018
Time: 1:30 p.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard
First Floor Conference Room
Van Nuys, CA 91401
Staff Contact: Will Huguen, City Planning Associate
200 N. Spring St., Room 763
Los Angeles, CA 90012
william.huguen@lacity.org
(213) 978-1182

Council No: 4 – Ryu
Related Cases: None
Plan Area: Van Nuys – North Sherman Oaks
Zone: R1-1-RIO, RD1.5-1-RIO
Plan Overlay: River Improvement Overlay District
Land Use: Low Residential, Low Medium II Residential
Applicant: Brett A. Lowart, President, Notre Dame High School
Representative: Tony Stark, Corsini Stark Architects

PROPOSED PROJECT:

The proposed project involves the phased renovation and expansion of an existing private high school across one parcel currently improved with Notre Dame High School. The school will expand from a maximum of 1,000 students to a maximum of 1,250 students.

The phases of development are outlined as follows:

1. The first phase would include the construction of a parking structure consisting of 183 automobile parking spaces (net addition of 110 spaces) with a maximum height of 35 feet.
2. The second phase would include the construction of a cafeteria/banquet hall consisting of 14,000 square feet of floor area and a subterranean parking area with 47 automobile parking spaces (net addition of three [3] spaces) with a maximum height of 26 feet.
3. The third phase would include the redevelopment of an existing courtyard and the renovation of the existing STEM classroom building.
4. The fourth phase would include the construction of a practice gymnasium consisting of 13,600 square feet (including a 6,895 square-foot assembly area) with a maximum height of 36 feet.
5. The fifth phase would include the renovation and expansion of the existing Burn Building for classroom and theatre purposes consisting of a 7,500 square-foot addition with a maximum height of 36 feet.
6. The sixth phase would include the renovation and expansion of the existing Holy Cross Center for administrative and religious purposes consisting of a 2,200 square-foot addition with a maximum height of 18 feet.
7. The seventh phase includes the construction of a new classroom building consisting of four (4) classrooms, 5,200

square feet, and a maximum height of 30 feet.

Upon completion of the proposed development, the project will result in a net increase of 42,500 square feet of floor area and provide a net total of 844 automobile parking spaces (consisting of 393 permanent spaces and 451 spaces for special events), 36 long-term bicycle parking spaces, and 86 short-term bicycle parking spaces. During construction the school will utilize off-site automobile parking.

REQUESTED ACTION(S):

The Hearing Officer will, pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently consider the following requests on behalf of the City Planning Commission:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-4524-MND, Mitigation Monitoring Program, and all comments received;
2. Pursuant to LAMC Section 12.24-U,24(b), a Conditional Use Permit to allow the continued operation, renovation, and expansion of an existing private high school in the R1 and RD1.5 Zones;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.26-E.5 to allow required parking spaces to be provided through the lease of off-site parking spaces, in lieu of covenant; and
4. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.21-A.4 to allow 844 automobile parking spaces in lieu of the 887 automobile parking spaces otherwise required.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.