

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**  
**TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS**

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	Hearing Officer for the City Planning Commission	<b>Case No.:</b>	<b>CPC-2015-1438-VCU-SPR-SPP</b>
<b>Date:</b>	<b>Friday, April 22, 2016</b>	<b>CEQA No.:</b>	ENV-2015-1437-MND
<b>Time:</b>	<b>1:30 p.m.</b>	<b>Related Cases:</b>	None
<b>Place:</b>	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard First Floor Conference Room	<b>Council No.:</b>	2
		<b>Plan Area:</b>	North Hollywood – Valley Village
		<b>Specific Plan:</b>	Valley Village
		<b>Certified NC:</b>	Valley Village
<b>Hearing Officer:</b>	Jennifer Driver	<b>GPLU:</b>	Low Residential, Low Medium II Residential, Medium Residential and High Medium Residential
<b>Phone No.:</b>	(818) 374-9916		R1-1, R3-1, RD1.5-1, [Q]R4-1 and R4-1
<b>E-mail:</b>	<a href="mailto:jennifer.driver@lacity.org">jennifer.driver@lacity.org</a>		
		<b>Zone:</b>	
		<b>Applicant:</b>	Oakwood School
		<b>Representative:</b>	Kimberlina Whettam and Associates

**PROJECT LOCATION:** **11559-11567 Magnolia Boulevard, 11548-11644 Magnolia Boulevard, 11605 Magnolia Boulevard, 5216 Irvine Avenue, 5223 N. Lemp Avenue and, 5220-5228 Lemp Avenue**  
(see attached map).

**PROPOSED PROJECT:** The proposed project is the replacement of the current 1992 and 1997 Conditional Use Permits with a new Master Vesting Conditional Use permit to allow for the continued operation and maintenance of an existing 7 - 12th grade private school (Oakwood School), and the implementation of a new Oakwood School Master Plan, which proposes to reconfigure, remodel and expand the existing educational facilities that is located in the Valley Village Specific Plan. The existing school consists of 111,025 gross square feet of building floor area, and proposes to expand to 245,370 gross square feet of building floor area (net increase of 134,345 gross square feet), with the construction of five (5) new buildings, the remodel and addition to one (1) existing building and the retention of two (2) buildings. The Master Plan proposes the demolition of approximately 58,010 square feet of existing buildings and the construction of approximately 192,355 square feet of new school facilities. The existing site is 2.74 acres and the proposed site will be 5.39 acres on 17 level

parcels. The current school has 452 students and proposes a maximum enrollment of 530 students. The proposed number of classrooms will increase from 46 to 72 (an increase of 26).

At the completion of the project, there will be 373 parking spaces and 107 bike stalls (231 vehicle parking spaces are required). 24 vehicle spaces are required for the expansion of the north campus and 207 vehicle spaces are required for the campus expansion on the southern side of Magnolia Boulevard. There will be 45 on-grade, covered vehicle parking spaces in the Performing Arts Building, five (5) surface vehicle parking spaces at the Teaching Institute site, 204 subterranean vehicle parking spaces at the North Village site and 31 on-grade, covered vehicle parking spaces at the Arts Campus site. 88 existing vehicle parking spaces will remain in the Music/Dance/Athletic center and the Math/Science building. Student pick up/drop off will occur on the North Campus Village site.

Details of the project include the addition of the following:

- 1) North Campus Village: 65,210 GSF;
- 2) Arts Campus: 24,860 GSF;
- 3) South Campus: 63,575 GSF;
- 4) Performing Arts Building: 28,800
- 5) Teaching Institute: 8,670 GSF; and,
- 6) Business Office: 1,240 GSF.

Details of the project include the demolition of the following:

- 1) Saint David's Parish Hall Educational Facilities: 14,867 GSF;
- 2) Saint David's Sanctuary: 7,995 GSF;
- 3) Garage Apartment at 5223 ½ Lemp Avenue: 1,250 GSF;
- 4) Single Family Residence at 5223 Lemp Avenue: 1,123 GSF;
- 5) Koch House: 3,000 GSF;
- 6) 11644 Magnolia at Irvine: 1,640 GSF;
- 7) 11640 Magnolia at Irvine: 1,100 GSF;
- 8) Art Building: 1,995 GSF;
- 9) Dean/Foreign Language Building: 840 GSF;
- 10) Science Building: 3,850 GSF;
- 11) Courtyard Building: 7,620 GSF;
- 12) Auditorium: 3,480 GSF;
- 13) Business Office Building: 1,590 GSF;
- 14) Modular Classrooms: 4,710 GSF; and,
- 15) Modular Office at 11548 Magnolia Boulevard: 2,950 GSF.

Details of the project include the retention of the following:

- 1) Green House: 1,670 GSF;
- 2) Music/Dance/Athletic Center: 30,955 GSF; and,
- 3) Math-Science Building: 20,390 GSF.

The Project will be completed in six (6) phases over the next 20 years (concluding in 2036) but, the actual timeline for each building construction can change. The proposed phases are as follows:

- 1) Pedestrian bridge in 2016;
- 2) North Campus Village between mid-2018 and the end of 2020;
- 3) Arts Campus between the end of 2022 and the end of 2024;
- 4) South Campus between the end of 2026 and the beginning of 2029;

- 5) Performing Arts Building between the end of 2030 and mid-2033; and,
- 6) Teaching Institute between the beginning of 2035 and mid-2036.

As permitted by LAMC 12.24-F, the Vesting Conditional Use Permit includes four (4) setback requests to vary from the area requirements of the LAMC: one (1) for the front yard on the eastern side of Lemp Avenue for the Arts Campus for five (5) feet in lieu of the 15 feet and 20 feet, as required by the R3 and R1 zones, respectively; one (1) for the side yard on the north and south sides of Magnolia Boulevard for the pedestrian bridge for 0 feet in lieu of the 15 feet, as required by the RD1.5 and R4 zones; one (1) for the front yard for the Teaching Institute on the south side of Magnolia Boulevard for 10 feet in lieu of the 15 feet, as required by the RD1.5 zone; and, one (1) for the side yard for the Performance Courtyard/Amphitheater on the south campus for 0 feet in lieu of the five (5) feet, as required by the R4 zone. The Project also includes the relocation of the previously approved Pedestrian Bridge across Magnolia Boulevard to just west of Lemp Avenue (originally proposed east of Lemp Avenue).

The Project will result in a Floor Area Ratio of 1.05:1 (existing is 1.6:1), a lot coverage of 51%, and 113,900 sf of open space. The Project includes the removal of six (6) protected trees and 89 non-protected trees, and the addition of 158 trees (including 24 protected trees).

**REQUESTED  
ACTIONS:**

1. Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-1437-MND) for the above referenced project;
2. Pursuant to Section 12.24.U.24(b) of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to permit an educational institution;
3. Pursuant to Section 12.24.F of the Los Angeles Municipal Code (LAMC), deviations from the front and side yard setbacks along properties that face Magnolia Boulevard and Lemp Avenue to permit the construction of the proposed project;
4. Pursuant to Section 11.5.7 C of the LAMC, Specific Plan Project Permit Compliance with the Valley Village Specific Plan; and,
5. Pursuant to Section 16.05 of the LAMC, Site Plan Review for projects which result in an increase of 50,000 gross square feet or more of non-residential area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date (tentatively scheduled for **May 26, 2016**).

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles

Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (**Attention: Jennifer Driver**).

**REVIEW OF FILE:** The case file including the application and the environmental assessment are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

**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, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Division, phone number – voice and TTY). *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*