

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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
And: ☒ Within a 500-Foot Radius
☒ Others

You are being sent this notice because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning, or you have indicated an interest in the project and/or have requested such notice be provided to you. All interested persons are invited to attend the public hearing at which you may listen or present testimony regarding the project.

Hearing By: Hearing Officer

Date: Thursday, October 6, 2016*

Time: 10:00 A.M.

Place: University Synagogue**
11960 Sunset Boulevard
Los Angeles, CA 90049

Staff Contact: Adam Villani
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E-mail: Adam.Villani@lacity.org

Case No.: CPC-2015-3720-VCU-CU-
SPR-ZAD-ZAA
CEQA No.: ENV-2014-572-EIR

Related Cases: None
Council No.: 11 – Mike Bonin
Plan Area: Brentwood – Pacific
Palisades
GPLU: Very Low II Residential

Zone: East Campus: RE11-1
West Campus: RE15-1

Applicant: Brentwood School
(Michael Riera)
Representative: Armbuster Goldsmith &
Delvac, LLP
(Dale Goldsmith)

PROJECT LOCATION: West Campus - 12001 W. Sunset Boulevard, Los Angeles, CA 90049 and East Campus - 100 S. Barrington Place, Los Angeles, CA 90049 (See attached map).

PROPOSED PROJECT: Brentwood School, the Project Applicant, is proposing the Brentwood School Education Master Plan. Brentwood School is an independent K-12 coed day school with 995 students and facilities on two separate campuses located approximately one-half mile apart in the Brentwood-Pacific Palisades Community of the City of Los Angeles. The East campus,

located at 100 S. Barrington Place, is approximately 7.5 acres in size and contains existing facilities currently used for grades 7-12. Portions of the East Campus occupy land owned by the West Los Angeles Veterans Administration. The West Campus, located at 12001 Sunset Boulevard, is approximately 3.5 acres in size, and contains existing facilities currently used for grades K-6.

On the East Campus, the Project would include three new buildings, two replacement buildings, and renovation and expansion of two buildings. These improvements would allow the 6th grade to be relocated from the West Campus to the East Campus in support of the expanded middle school program. Two existing buildings would be removed to accommodate new or replacement facilities. In addition, existing buildings would be renovated from time to time as needed, without any increase in floor area. These improvements would result in the removal of approximately 43,660 square feet of existing building floor area and construction of approximately 287,960 square feet of new building floor area, resulting in a net addition of approximately 244,300 square feet. The resulting floor area ratio (FAR) on the East Campus would be approximately 1.2 to 1, which is below the 3.0 to 1 FAR permitted under the current zoning. In addition, vehicular circulation, parking, pedestrian circulation, and athletic and open space areas would be modified to accommodate the new buildings and improve access, circulation, parking, and athletic and open space areas. The Project would add 108 net new parking spaces on the East Campus within two ground floor garages located under new buildings.

On the West Campus, the Project would include two new buildings and one replacement building. Seven existing buildings would be removed to accommodate new or replacement facilities. In addition, existing buildings would be renovated from time to time as needed, without any increase in floor area or height. The improvements would result in the removal of approximately 28,881 square feet of building floor area and construction of approximately 61,000 square feet of new building floor area, resulting in a net addition of approximately 32,119 square feet. The resulting FAR on the West Campus would be approximately 0.48 to 1, which is below the 3.0 to 1 FAR permitted under the current zoning. In addition, vehicular circulation, parking, pedestrian circulation, and athletic and open space areas would be modified to accommodate the new buildings and improve access, circulation parking, and athletic and open space areas. The Project would add 28 net new parking spaces within two subterranean garages located below two of the Project's new buildings. A haul route for the East and West Campus is also requested.

**REQUESTED
ACTION:**

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

1. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, **Certification** of an Environmental Impact Report (EIR) (ENV-2014-572-EIR; SCH No. 2014061059) for the above-referenced Project. **Adoption** of the proposed Mitigation Monitoring Program and the required Findings for the adoption of the EIR. **Adoption** of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 12.24-T of the LAMC, **Vesting Conditional Use Permit** for both the East and West Campuses to allow a private school in the RE zone;
3. Pursuant to 12.24-F of the LAMC, a **Determination** to permit the following area and height modifications:

East Campus:

- a. Modification from Los Angeles Municipal Code (LAMC) Section 12.07-C to allow a front yard setback of 0 feet in lieu of the 20 percent of the lot depth up to a maximum of 25 feet;
- b. Modification from LAMC Section 12.07-C to allow a side yard setback for the south side yard of 0 feet in lieu of the 7 foot minimum;
- c. Modification from LAMC Section 12.07-C to allow a rear yard setback of 0 feet in lieu of the 25 percent of the lot depth up to a maximum of 25 feet; and
- d. Modification from LAMC Section 12.21.1 height regulations to permit the maximum height of up to 80 feet in lieu of a limit of 36 feet as would otherwise be required;

West Campus

- e. Modification from LAMC Section 12.21-C.10, to allow a maximum height up to 54 feet in lieu of a limit of 36 feet as would otherwise be required;
4. Pursuant to Section 12.24-X.28 of the LAMC, **a Determination** to:
 - a. Exceed the limitations of the Baseline Hillside Ordinance pursuant to Section 12.21-C.10(f)(2)(iii) and 12.21-C.10(f)(3)(i), to permit 5,000 cubic yards of grading and export in connection with the construction of two buildings on the West Campus;
 5. Pursuant to Section 12.28 of the LAMC, **an Administrator Adjustment** to:
 - a. Provide relief from LAMC Section 12.22-C.20(f) and permit protective sports netting along the perimeter of the East Campus along Sunset Boulevard at a permanent height of 20 feet and up to a height of 50 feet during football season, in lieu of the eight feet otherwise permitted.
 6. Pursuant to Section 12.24-W.51 of the LAMC, **Conditional Use Permit** for the West campus to permit an employee child care facility.
 7. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** to permit an increase 50,000 square feet for construction of non-residential uses for the East Campus.

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 Commission 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.

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: Written communications may be mailed to the Los Angeles Department of City Planning; Attention: Elva Nuño-O'Donnell, Hearing Officer, Los Angeles Department of City Planning; Marvin Braude San

Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 351; Los Angeles, CA 91401 (or email at elva.nuno-odonnell@lacity.org).

REVIEW OF FILES: The complete file, CPC-2015-3720-VCU-CU-SPR-ZAD-ZAA and ENV-2014-572-EIR, 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 351; Los Angeles, CA 91401, between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. Please call the staff person indicated at the top of this notice several days in advance to assure that the file will be available. **Case files will 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, 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 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 to, 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. *Otros services, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide por escrito con un mínimo de siete (7) días en avanzado, por correo electrónico a: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el document que necesita ser traducio, commo un adjunto al correo electrónico.*

*** Due to the number of speakers, the Hearing Officer may set a time limit of two (2) minutes each for those wishing to present oral testimony.**

**** Due to security measures, individuals may be requested to present a form of identification. Screening of backpacks and purses will be conducted.**

PARKING: Free valet parking will be available at the University Synagogue on a first come, first served basis. Overflow parking will be available at the Brentwood Village Parking Lot. Free shuttle buses will run between the Brentwood Village Parking Lot and the University Synagogue beginning at 9:30 A.M.

