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CITY PLANNING

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AND  
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December 20, 2010

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**CASE NO.:** ENV-2009-3085-EIR

**PROJECT NAME:** Bel Air Presbyterian Church Preschool

**PROJECT LOCATION/ADDRESS:** 16190 Mulholland Drive

**COMMUNITY PLANNING AREA:** Brentwood-Pacific Palisades

**COUNCIL DISTRICT:** 11

**DUE DATE FOR PUBLIC COMMENTS:** January 26, 2011

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR.

**PROJECT DESCRIPTION:** Bel Air Presbyterian Church (the "Church") proposes to construct a new religious-oriented preschool on a 6.7-acre parcel located at 16190 Mulholland Drive (the "Project Site"). The Church currently leases property located at 16100 Mulholland Drive and operates a preschool there. The Church proposes to relocate this existing preschool to the Project Site. The Project Site presently consists of a 500-space parking lot.

As shown in Table 1, the Proposed Project would consist of buildings measuring a total of 23,100 square feet with approximately 14,000 square feet utilized for preschool classrooms, approximately 3,500 square feet for administrative offices, 1,100 square feet for storage areas, and a 4,500 square feet preschool gathering pavilion.

The preschool would have a maximum height of 21 feet, 7 inches (from finished grade). The project also proposes to reconfigure a portion of the existing parking lot to accommodate the new preschool and would continue to provide a total of 500 spaces on the Project Site

**TABLE 1**

<b>PROPOSED PROJECT</b>	
<b>USE</b>	<b>SQUARE FEET</b>
Pre-School Classrooms	14,000
Administrative Offices	3,500
Storage	1,100
Preschool Gathering Pavilion	4,500
<b>TOTAL</b>	<b>23,100</b>

The preschool would have a maximum number of 155 preschool attendees at any one time, (the same as its existing pre-school) including 128 students aged 2.5 to 6 years, 12 children between 6 and 30 months old in childcare, and 15 children attending classes (up to 2 sessions a day). The cumulative maximum number of attendees on-site during preschool hours may reach 170 if there are two additional classes of 15 children each on a given day. There would also be twenty-five (25) teachers and six (6) administrative personnel.

The proposed regular hours of operation for the preschool are from 7:00am to 4:00pm Monday through Friday. The preschool would also be used after regular hours, as needed, Monday through Friday until 9:30 pm for preschool related activities such as teachers and/or staff working late, and teacher/parent conferences.

Vehicular access will be accommodated via the existing driveway provided on the south side of Mulholland Drive across from the Bel Air Presbyterian Church. This driveway serves the Project Site, as well as the parking area for the adjacent Mirman School. Left-turn and right-turn traffic movements to and from Mulholland Drive are accommodated at the site driveway.

The Church also proposes to use the preschool during the evenings for activities and meetings from 6:00pm to 10:00pm, with a maximum of 60 attendees per meeting. Lastly, the Church proposes to utilize the preschool for Sunday School classes from 9:00am to 1:00pm.

**REQUESTED PERMITS/APPROVALS:** Conditional Use Permit to permit a school use on a property located in the RE40 zone; Project Permit Compliance and Design Review with the Mulholland Scenic Parkway Specific Plan; Haul Route; and Landscape Documentation Package approval.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics; Air Quality; Climate Change; Geology & Soils; Hazards & Hazardous Materials; Land Use and Planning; Noise; and Transportation, Traffic and Parking.

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Initial Study is available for public review by contacting the Department of City Planning at the address and/or phone number provided below. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **January 26, 2011**.

Please direct your responses to:

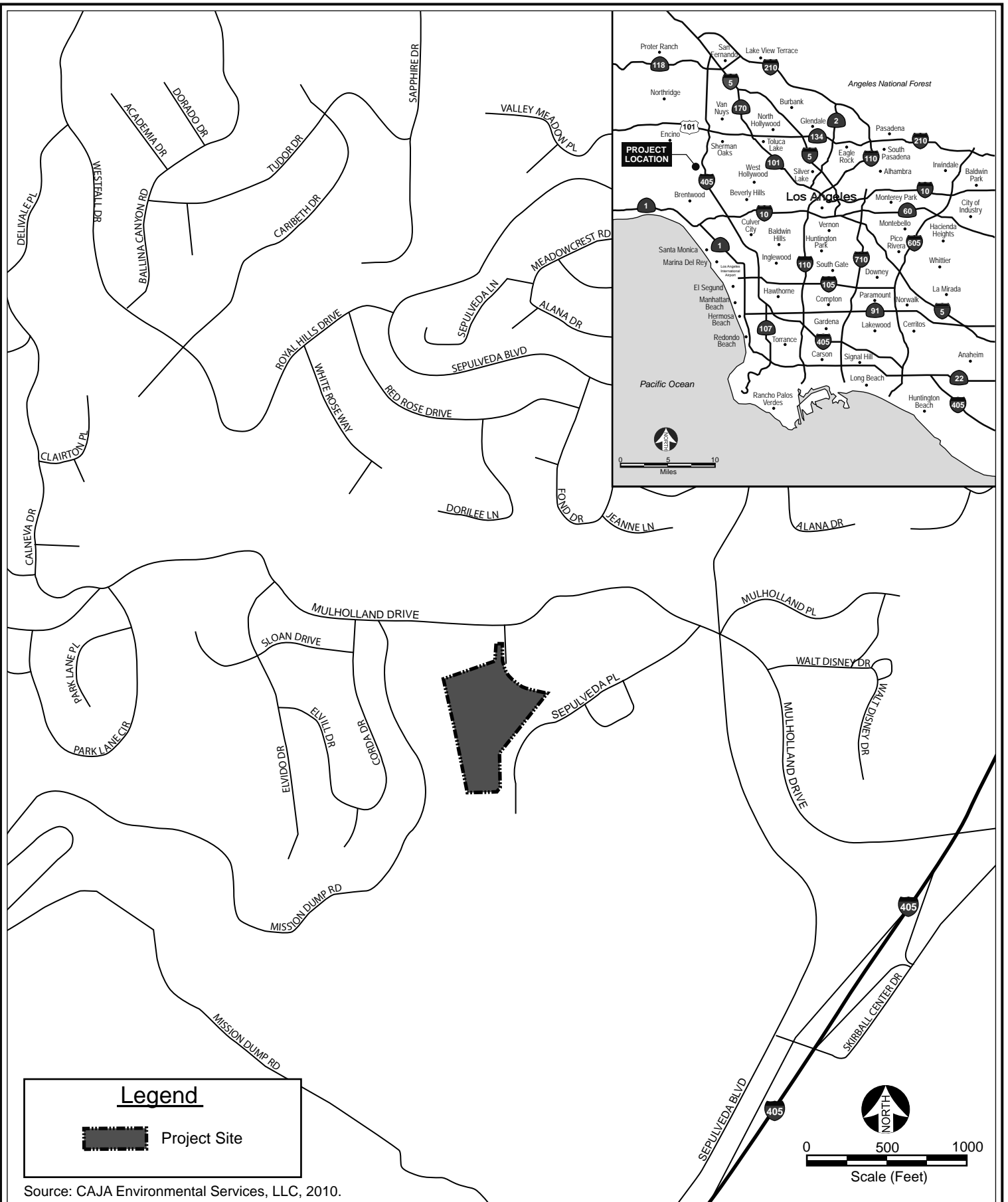
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Diana Kitching  
Project Coordinator, EIR Unit, Environmental Review Unit



Source: CAJA Environmental Services, LLC, 2010.

**Figure 1**  
Vicinity and Project Location Map

**BEL AIR PRESBYTERIAN  
PRESCHOOL**  
16190 W. MULHOLLAND DRIVE  
LOS ANGELES, CA 90049

CONSULTANTS

NO.	DATE	REVISION
1	08-11	SCHEMATIC DESIGN

**SCHEMATIC  
DESIGN**

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SHEET TITLE

PROJECT SITE PLAN

DRAWN	• JSK
CHECKED	• —
SCALE	• N.T.S.
DATE	• 2/26/10
FILE	• D:\_BAPP
JOB	• 09-11 BAP PRESCHOOL
SHEET	•

□ SITE PLAN  
KEY NOTES

- EXISTING ROADWAY
- EXISTING CHAIN LINK FENCE
- FIRE HYDRANT
- EXISTING PARKING STRIP
- EXISTING ASPHALT PAVING AREA
- EXISTING CONCRETE WALK
- EXISTING LANDSCAPE AREA
- PROPERTY LINE
- EXISTING BUILDING, N.C.
- EXISTING FIRE ACCESS EASEMENT
- 20' WIDE FIRE ACCESS LANE
- PARKING STRIP
- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- CONCRETE CURB
- ASPHALT PAVING
- MECHANICAL EQUIPMENT
- TRANSFORMER ON PAD WITH BOLLARDS
- FENCE AND GATE
- TRASH ENCLOSURE
- PLAY AREA - ARTIFICIAL TURF

SITE PLAN  
GENERAL NOTES AND  
LEGEND

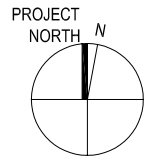
- SEE PLAN DRAWINGS
- SEE MECHANICAL DRAWINGS
- SEE PLUMBING DRAWINGS
- SEE ELECTRICAL DRAWINGS

- AREA OF WORK/INDOOR
- AREA OF WORK/OUTDOOR

ADA ACCESSIBLE PATH OF TRAVEL:  
PATH OF TRAVEL (P.O.T.) AS INDICATED  
IS A BARRIER FREE ACCESS WITHOUT  
ANY BARRIER VERTICAL CHANGES  
EXCEEDING 1/2" AT 12" MAXIMUM SLOPE,  
EXCEPT THAT LEVEL CHANGES DO NOT  
EXCEED 1/4" VERTICAL, MAXIMUM  
CROSS SLOPE IS 0.05. THE  
CONTRACTOR SHALL VERIFY THAT ALL  
BARRIERS ON THE INDICATED PATH OF  
TRAVEL HAVE BEEN REMOVED.

PARKING COUNT:

04	STANDARD ACCESSIBLE
01	VAN ACCESSIBLE
74	STANDARD
33	COMPACT
<b>112</b>	<b>TOTAL PARKING SPACES</b>



**PROJECT SITE PLAN**

