

**CITY PLANNING COMMISSION
SPECIAL MEETING**

**THURSDAY, SEPTEMBER 26, 2013, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Dana Perlman, Commissioner**
Marta Segura, Commissioner
Renee Dake Wilson, Commissioner
Vacant, Commissioner
Vacant, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 1

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. **Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. [CPC-1989-763-CU-PA1](#)
CEQA: ENV-2009-836-MND-REC1
Plan Area: Encino-Tarzana

Council District: 5 – Koretz
Expiration Date: 9-26-13
Appeal Status: Appealable to
City Council

PUBLIC HEARING

Location: 15871, 15801 MULHOLLAND DRIVE,
15800, 15850 MULLHOLLAND PLACE

Proposed Project:

Continued operation and maintenance of an existing private school (Curtis School) of 63,970 square feet of floor area, with a 4,500 square foot renovation/expansion of the Ahmanson Building currently in progress and the proposed demolition of approximately 20,670 square feet of buildings and construct approximately 82,440 square feet of new school facilities. Seven (7) new buildings and additions resulting in a net increase of 62,270 square feet for a total project buildout of 130,240 square feet, with a total of 223 parking spaces. Project construction would be phased over time and could start as early as the Summer/Fall of 2016 or as late as 2017 and end as late as 2035.

Details of the project involve additions to existing educational facilities include 2,500 sq.ft. of classroom; 14,350 sq.ft. of library space, 6,000 sq ft. at the “back of pavilion”, 8,600 sq.ft. of athletic space, and 2,300 sq.ft. of admissions office floor area. New buildings for construction will include a classroom building of 6,140 sq.ft., a science building of 3,750 sq.ft., a performing arts building of 18,300 sq.ft., and a gymnasium building of 14,800 sq.ft., a dining facility of 6,200 sq. ft. These additional campus buildings will provide up to 10 additional specialty classrooms, for a total of 50 classrooms at buildout. A redesigned athletic field and parking area, as well as a proposed secondary limited access road from Mulholland Drive utilizing an existing California Department of Transportation service road will be constructed and generate grading of 149,048 cubic yards of earth, including 12,681 cubic yards of off-site grading. A total of 58,896 cubic yards of earth would be exported from both the project site and adjacent California Department of Transportation property. Proposed parking will include approximately 211 spaces within the redesigned surface parking lot and 12 subterranean spaces under the planned basketball courts. Additionally, approximately 6 retaining walls of varying height from 6 to 15 feet high will be installed on-and off-site adjacent to portions of the access road and the arts building.

Staffing modifications include the employment of up to 50 faculty and staff members in addition to the existing faculty/staff. Operational hours will be from 8:15 AM to 3:15 PM, with afterschool activities. Special events would not commence before 7:00 AM and will end by 9:00 PM, Monday through Friday and 5:00 PM on weekends or holidays. No operational programming changes or increase in maximum enrollment is proposed for the existing private elementary school of 675 students, on an approximately 27 acre site.

Note: A haul route request will be determined by the Department of Building and Safety at a future date.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration (**ENV-2009-836-MND-REC1**) for the above referenced project.
2. Pursuant to Section 12.24.M of the Municipal Code, a Conditional Use Plan Approval to permit modifications to the existing Site Plan (Exhibit A-4) resulting in a net increase of 17,540 square feet

of school facilities (15.5%) from the existing grants of approximately 112,700 square feet and the following conditions of CPC 28764 and CPC 1989-763-CU:

- a. CPC 28764 (CU), Condition No. 1; to develop the campus according to a new master site plan, identified as Exhibit A, in lieu of Exhibit A-4.
 - b. CPC 28764 (CU), Condition No. 4 to permit the reconfiguration of the playing field other than the location required by Exhibit A-4.
 - c. CPC 28764 (CU) Condition No. 3; to permit a secondary access road as shown in Exhibit A, in lieu of Exhibit A-4.
 - d. CPC 28764 (CU), Condition Nos. 6, 7, and 21 to permit a structure (athletics and gymnasium buildings) within a portion of the 500 foot corridor designated for open space, where otherwise prohibited.
 - e. CPC 28764 (CU), Condition No. 7 to permit new athletics and gymnasium buildings with a height of 37 feet and arts and commons buildings with a height of 40 feet, in lieu of the maximum 36 feet allowed.
 - f. CPC 28764 (CU), Condition No. 19 to permit class hours of 8:15 am to 3:15 pm along with a clarification of School office hours and special events hours, in lieu of the permitted 9:00 am to 3:30 pm Monday through Friday.
 - g. CPC 1989-763-CU, Condition No. 5 to permit the employment of 50 additional faculty/staff in lieu of the maximum 68 teachers, administrators, security and maintenance personnel allowed.
3. Pursuant to Section 12.24.F of the Municipal Code, a Conditional Use Plan Approval to permit the following:
- a. Section 12.21.C.10(f) of the Municipal Code to permit 149,094 cubic yards in lieu of the maximum 1,600 cubic yards allowed.
 - b. Section 12.21.C.10(d) of the Municipal Code to permit certain buildings of up to 40 feet in height in lieu of the maximum 30 feet allowed.

Applicant: Peter Smailes, The Curtis School Foundation
Representative: Michael Gonzales, Gonzales Law Group

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. ENV-2009-836-MND-REC1;
2. Approve the Conditional Use Plan Approval pursuant to Section 12.24.M of the LAMC to permit modifications to the existing Site Plan (Exhibit A-4) resulting in a net increase of 17,540 square feet of school facilities (15.5%) from the existing grants of approximately 112,700 square feet and the following conditions of CPC 28764 (CU) and CPC-1989-763-CU, with the attached conditions of approval:
 - a. CPC 28764 (CU), Condition No. 1; to develop the campus according to a new master site plan, identified as Exhibit A, in lieu of Exhibit A-4.
 - b. CPC 28764 (CU), Condition No. 4 to permit the reconfiguration of the playing field other than the location required by Exhibit A-4.
 - c. CPC 28764 (CU) Condition No. 3; to permit a secondary access road as shown in Exhibit A, in lieu of Exhibit A-4.
 - d. CPC 28764 (CU), Condition Nos. 6, 7, and 21 to permit a structure within a portion of the 500 foot corridor designated for open space.
 - e. CPC 28764 (CU), Condition No. 7 to permit a new gymnasium building with a height of 37 feet, in lieu of the maximum 36 feet allowed.
 - f. CPC 28764 (CU), Condition No. 19 to permit class hours of 8:15 am to 3:15 pm along with a clarification of School office hours and special events hours, in lieu of the permitted 9:00 am to 3:30 pm Monday through Friday.
 - g. CPC 1989-763-CU, Condition No. 5 to permit the employment of 50 additional faculty/staff in lieu of the maximum 68 teachers, administrators, security and maintenance personnel allowed.
3. Disapprove without prejudice, the Conditional Use Plan Approval pursuant to Section 12.24.F of the LAMC to permit the following:

- a. Section 12.21.C.10(f) of the Municipal Code to permit 149,094 cubic yards in lieu of the maximum 1,600 cubic yards allowed.
 - b. Section 12.21.C.10(d) of the Municipal Code to permit certain buildings of up to 37 feet (athletics and gymnasium buildings) and 40 feet (arts and commons buildings) in height in lieu of the maximum 30 feet allowed.
4. Adopt the Findings.
 5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Franklin Quon (818) 374-5036

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.