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CITY PLANNING**

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<http://planning.lacity.org>

December 3, 2015

**NOTICE OF AVAILABILITY AND COMPLETION OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2014-572-EIR
STATE CLEARINGHOUSE NO. 2014061059**

TO: Owners of Property and Occupants and other Interested Parties

PROJECT NAME: Brentwood School Education Master Plan

PROJECT ADDRESS: 100 S. Barrington Place/12001 W. Sunset Boulevard, Los Angeles, CA 90049

COMMUNITY PLANNING AREA: Brentwood-Pacific Palisades

COUNCIL DISTRICT: 11

COMMENTS REVIEW PERIOD: December 3, 2015 - January 19, 2016

PROJECT DESCRIPTION: 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 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 170 net new parking spaces (total of 305 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 0.6 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 24 net new parking spaces (total of 116 spaces) within two subterranean garages located below two of the Project's new buildings.

The Project would be implemented in four phases over approximately 30 years as new buildings and related improvements are completed at both Campuses. Total enrollment at the East Campus would increase from 695 to 960 students to accommodate the relocation of the 6th grade from the West Campus, as well as small increases in the other grade levels. This enrollment increase would be phased in over 4 years from 2017 to 2020 as new buildings for the middle school program are completed. Total enrollment at the West Campus would remain unchanged at 300 students.

PROJECT LOCATION: The East Campus is located at 100 S. Barrington and is generally bounded by Sunset Boulevard to the west, Barrington Place to the south, Layton Drive and a residential neighborhood to the north, and the West Los Angeles Veterans Administration property to the east. The West Campus is located at 12001 Sunset and is generally bounded by Bundy Drive to the west, Sunset Boulevard to the south, Saltair Avenue to the east and residential uses to the north. Both Campuses are located in the Brentwood-Pacific Palisades Community of the City of Los Angeles.

PERMITS AND APPROVALS: The Project Applicant is requesting the following approvals from the City of Los Angeles as follows: 1) Certification of an Environmental Impact Report; 2) Vesting Conditional Use Permit pursuant to LAMC Section 12.24.T for Private Schools, including relief from height, yard, and area regulations otherwise applicable in the Residential Estate (RE-11 and RE-15) zones; 3) Conditional Use Permit pursuant to Section 12.24.W 51 for an employee child care facility (West Campus); 4) Zoning Administrator Adjustment pursuant to 12.28 for over-height fences and sports netting (East Campus); 6) Zoning Administrator Adjustment pursuant to 12.28 to permit approximately 5,000 cubic yards of grading and export (West Campus); 7) Site Plan Review pursuant to LAMC Section 16.05.C (East Campus); and 8) a haul route permit, and demolition, grading, excavation, building permits, and any additional actions as may be deemed necessary to implement the Project.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Draft Environmental Impact Report (Draft EIR), implementation of the Project would result

in significant and unavoidable construction impacts related to noise and vibration (human annoyance) and cumulative construction impacts related to noise and vibration.

Other issues addressed in the Draft ER include aesthetics (visual quality, views, light, and glare), air quality, historic resources, geology, hazards and hazardous materials, hydrology, ground water and water quality, land use, noise, transportation, public utilities (water supply, solid waste, and wastewater), greenhouse gas emissions, and public services (police protection and fire protection and emergency medical services). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts other than those identified above are expected with construction or operation of the Project.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M. at the City of Los Angeles Department of City Planning at 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental" and then "Draft EIR)]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact the **Department of City Planning at (818) 374-5067** to purchase one. The Draft EIR is also available on cd-rom at the following libraries:

1. Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071
2. Donald Bruce Kaufman-Brentwood Branch Library – 11820 San Vicente Boulevard, Los Angeles, CA 90049
3. West Los Angeles Regional Library – 11360 Santa Monica Boulevard, Los Angeles, CA 90025

If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by **Tuesday, January 19, 2016, no later than 4:00 P.M.**

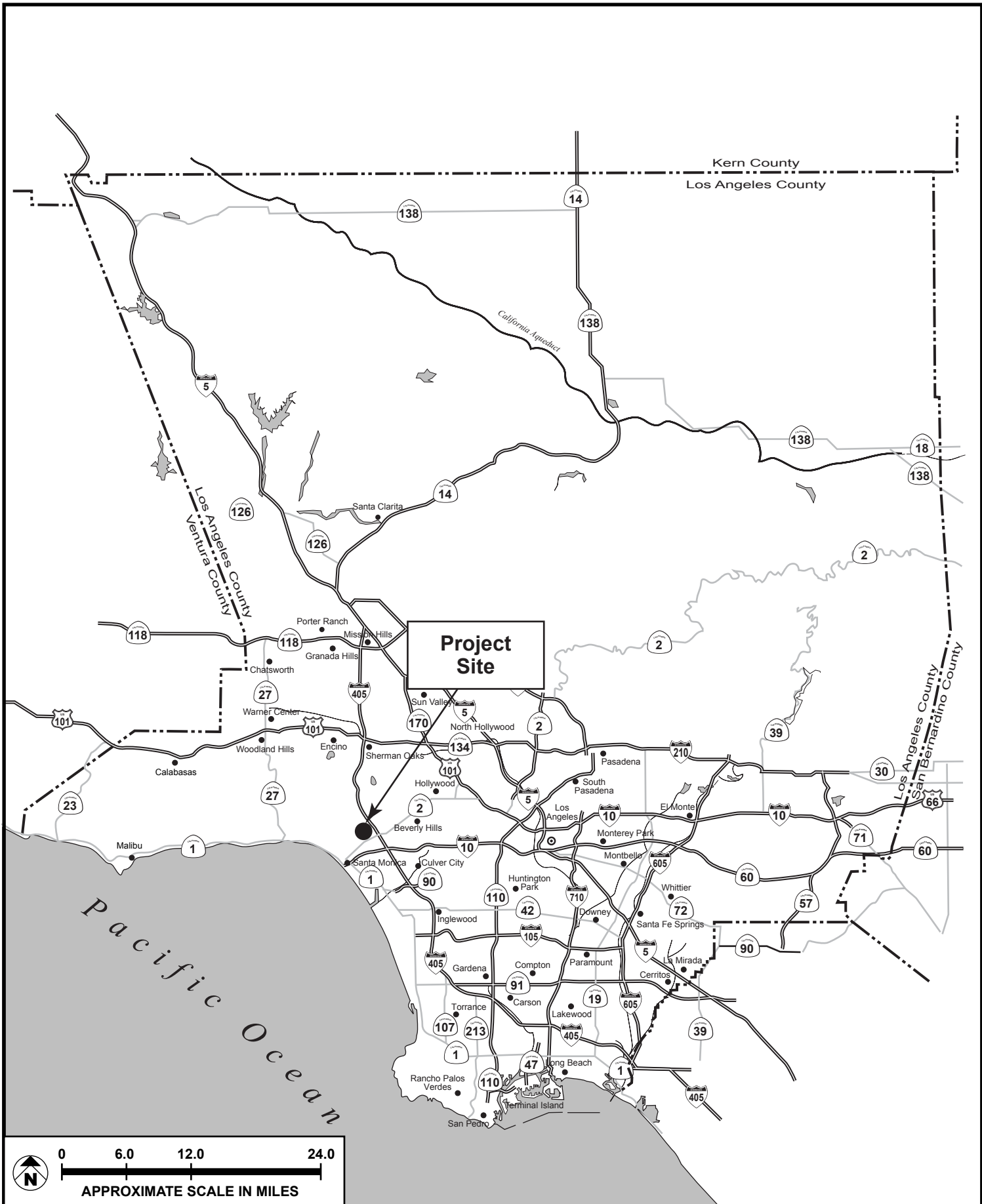
Please direct your comments to:

Adam Villani
City of Los Angeles Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Fax: (818) 374-5070
Email: adam.villani@lacity.org

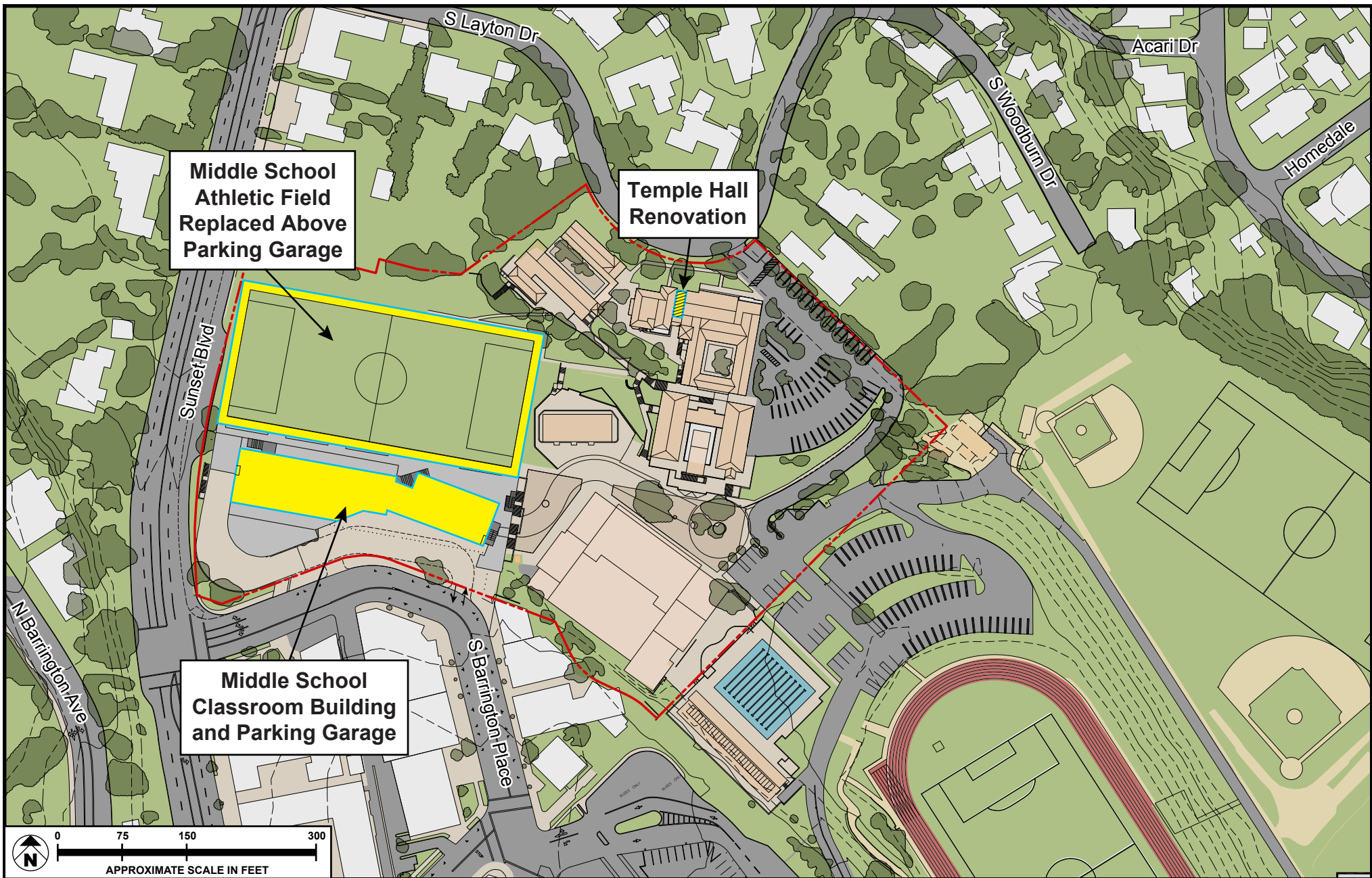
Michael LoGrande
Director of Planning

Ewa Hunt-O'Donnell
Adam Villani
Department of City Planning

you



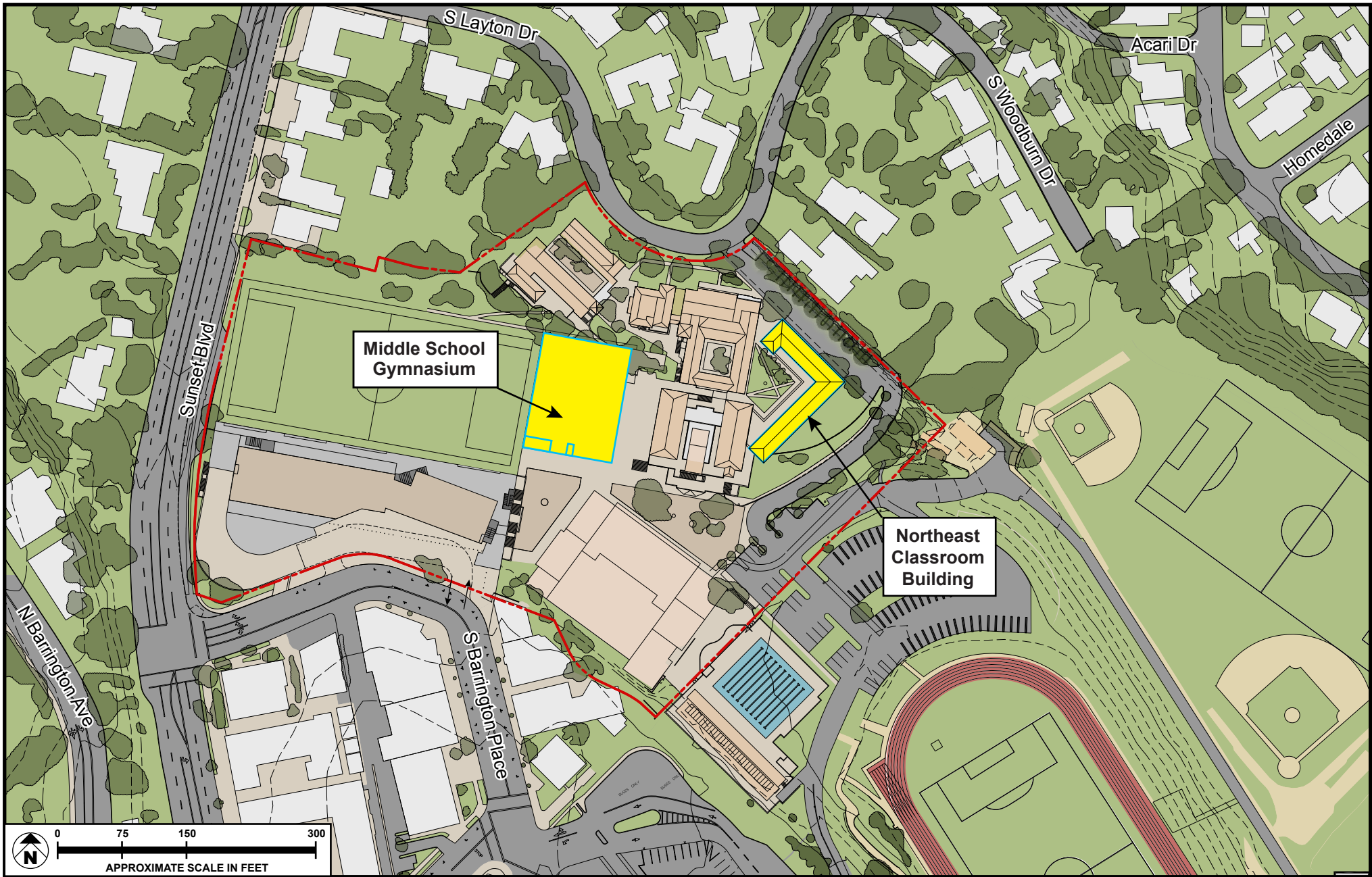
SOURCE: Meridian Consultants, LLC - January 2014



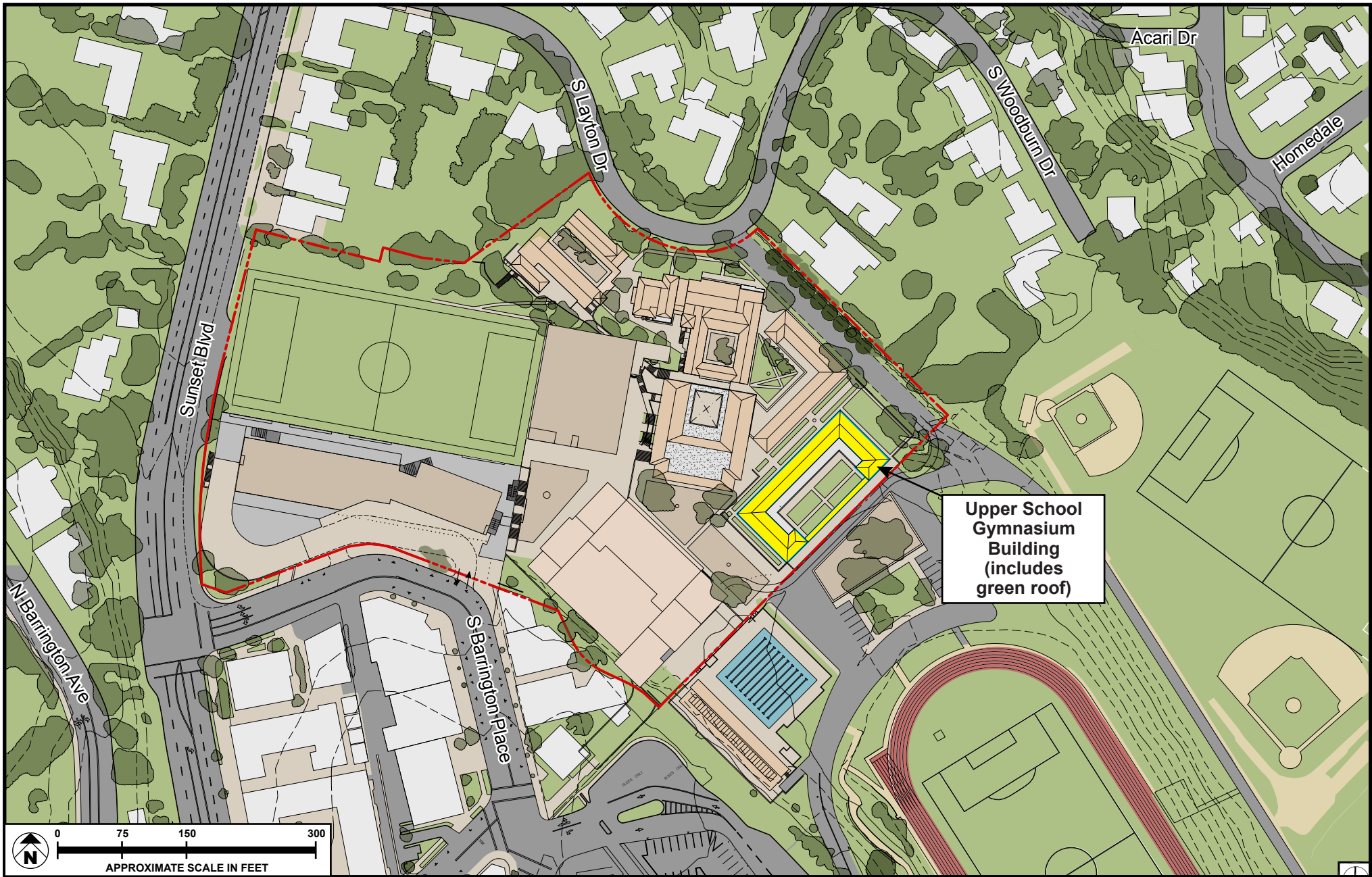
SOURCE: Meridian Consultants, LLC - January 2013



SOURCE: Meridian Consultants, LLC - January 2013



SOURCE: Meridian Consultants, LLC - January 2013



Upper School
Gymnasium
Building
(includes
green roof)

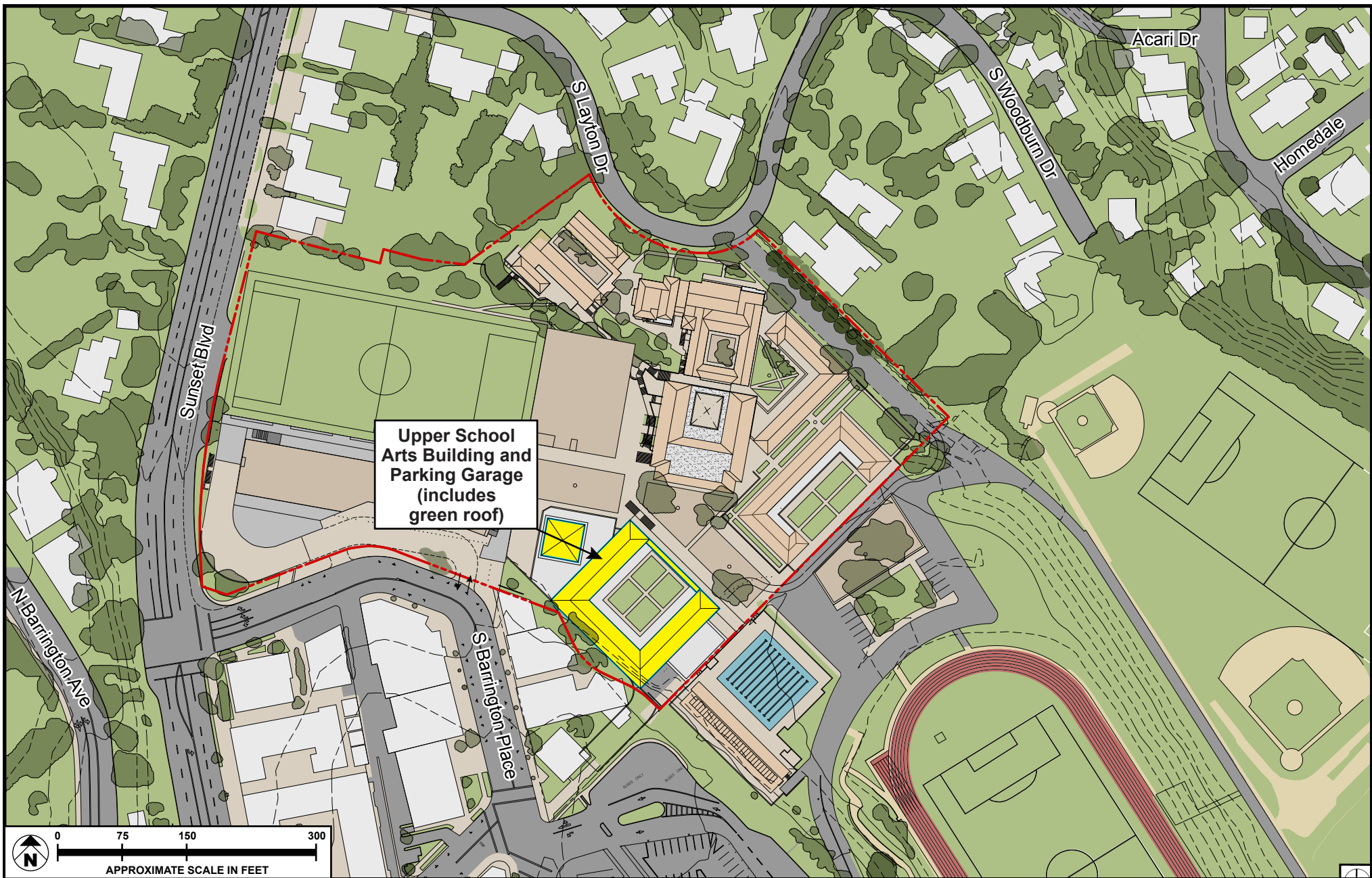
SOURCE: Meridian Consultants, LLC - January 2013



Phase III East Campus Buildings and Facilities



SOURCE: Meridian Consultants, LLC - January 2013



SOURCE: Meridian Consultants, LLC - January 2013



Phase IV East Campus Buildings and Facilities



EIR - 500 FT RADIUS MAP


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 14543 Archwood St. Suite 301
 San Diego, California 92145
 Phone (619) 997-7945 - Fax (619) 997-0351
 qsmapping@qmsma.com

DRAWN BY:

THOMAS BROTHERS
 Page: 631 Grid: G,H - 2,3
LEGAL
 LOT: "SEE APPLICATIONS"
 TRACT: "SEE APPLICATIONS"

ASSESORS PARCEL NUMBER
 4402-011-017
 4385-005-(027,032)
CD: 11
CT: 2623.02
 2654.10
PA: 331 - BRENTWOOD -
PACIFIC PALISADES
USES: FIELD

SITE ADDRESS
 100 S BARRINGTON PL.
 12001 W SUNSET BLVD.
CASE NO:
SCALE: 1"=200'
D.M.: 135B145, 135B141
 132B141

DATE: 06-11-14
 Update: 06-11-14

CONTACT: ARMBRUSTER GOLDSMITH & DELVAC

PHONE: 310-254-0052

NORTH