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August 30, 2016
NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT 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 LOCATION: 100 S. BARRINGTON PLACE AND 12001 W. SUNSET BLVD., LOS ANGELES, CA 90049

COMMUNITY PLANNING AREA: BRENTWOOD-PACIFIC PALISADES

COUNCIL DISTRICT: 11 (Mike Bonin)

DEPARTMENT OF CITY PLANNING CASE NUMBER: CPC-2015-3720-VCU-CU-SPR-ZAD-ZAA

PROJECT DESCRIPTION: Brentwood School, the Project Applicant, is proposing to adopt and implement the Brentwood School Education Master Plan ("the Project"), a 30-year campus improvement plan that would alter both the East and West campuses of the school.

On the East Campus, located at 100 S. Barrington Place, the Project would include removing two buildings, adding three new buildings and two replacement buildings, and renovating and expanding two buildings. These changes would result in a net addition of approximately 244,300 square feet and a floor area ratio (FAR) of approximately 1.2:1, which is below the 3.0:1 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) within two ground floor garages located under new buildings. Total enrollment at the East Campus would increase from 695 to 960 students, including the relocation of the 6th grade from the West Campus to the East Campus. This enrollment increase would be phased in over 4 years from 2017 to 2020 as new buildings for the middle school program are completed.

On the West Campus, located at 12001 Sunset Boulevard, the Project would include removing seven buildings and adding two new buildings and one replacement building. The improvements would result in a net addition of approximately 32,119 square feet with a resulting FAR of approximately 0.6:1, which is below the 3.0:1 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. Total enrollment at the West Campus would remain unchanged at 300 students.

REQUESTED APPROVALS: The Project Applicant is requesting the following approvals from the City of Los Angeles: **1)** Certification of an Environmental Impact Report; **2)** Vesting Conditional Use Permit pursuant to LAMC Section 12.24.T for Private Schools (**East and West Campus**), including relief from height, yard, and area regulations otherwise applicable in the Residential Estate (RE11-1 and RE15-1) zones; **3)** Determination to permit the following area and height modifications:

East Campus:

- a. Modification from 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) Zoning Administrator's Determination pursuant to LAMC Section 12.21.A to permit approximately 5,000 cubic yards of grading and export for the **West Campus**; **5)** Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for over-height fences and sports netting for the **East Campus**; **6)** Conditional Use Permit pursuant to LAMC Section 12.24.W.51 for an employee child care facility for the **West Campus**; **7)** Site Plan Review pursuant to LAMC Section 16.05 for the **East Campus**; and other regulatory compliance measures, including a haul route permit and demolition, grading, excavation, building permits, and any additional actions as may be deemed necessary to implement the Project.

DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8:00 am to 4:00 pm at 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401. Electronic copies of the FEIR are also available at the following locations:

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

The FEIR is also available online at the Department of City Planning website <http://cityplanning.lacity.org> (Click on "Environmental Review" and then "Final EIR"). A CD-ROM copy of the Final EIR is available for purchase for \$7.50 by contacting Adam Villani of the Department of City Planning at (818) 374-5067.

A notice for a public hearing related to this Project will be mailed separately.

VINCENT P. BERTONI, AICP
Director of Planning



Adam Villani, City Planner
Department of City Planning