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August 25, 2015

Wildwood School (A)  
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Los Angeles, CA 90069

11800 Olympic LLC (O)  
11800 West Olympic Boulevard  
Los Angeles, CA 90064

Burns & Bouchard, Inc (R)  
Jonathan Lonner  
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Case No.: ENV-2012-3303-MND  
Related Case No.: CPC-2012-3302 CU-ZAD  
Address: 11800 West Olympic Boulevard  
Community Plan: West Los Angeles  
Zone: M2-1  
Council District: 11

**RE: Revised Project Description for ENV-2012-3303-MND;  
11800 West Olympic Boulevard**

The City of Los Angeles (City) has prepared a Revised Project Description for the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Wildwood School. The IS/MND was issued on September 3, 2013 with the comment period ending October 2, 2013.

Subsequent to the Hearing Officer hearing in October 2013 and before the City Planning Commission meeting in October 9, 2014, the applicant modified the project to increase the size of the overall project from 60,442 square-feet to 63,442 square-feet, increased the number of classrooms from 30 to 37, increased the size of the administrative office space from 11,096 square feet to 14,096 square feet and clarified the hours of operation to include after school events which may last until 10 p.m.

At the City Planning Commission hearing on October 9, 2014, the applicant requested a continuance to address design challenges and to respond to letters of concern from Metro and from neighboring businesses. Since October 2014, the applicant has further refined the project to update the architectural design of the project and has added a five-foot landscaped area long the Olympic Boulevard frontage of the project. Additionally, the request for a Zoning Administrator's Determination for reduced parking has been withdrawn.

Although the request is a modification to the size of the structure and hours of operation of the proposed project, the revisions do not increase the proposed maximum enrollment of students (500 students) and the project scope is substantially the same as analyzed in the previously issued MND. The proposed modification to the request will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project.

The project description for the Initial Study/Mitigated Negative Declaration has been revised to reflect the changes made to the project subsequent to the original public hearing, the inclusion of the five-foot landscaped buffer, and the withdrawal of the Zoning Administrator's Determination.

## **REGULATORY FRAMEWORK**

CEQA Guidelines 15073.5(a) requires that the Lead Agency recirculate an MND prior to adoption if the MND has been "substantially revised" after the public notice of its availability has been given. A substantial revision of the MND generally means:

- (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

CEQA Guidelines 15073.5(c)(4) states that recirculation of the MND is not required when "New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration."

As demonstrated by the analysis herein, the minor changes to the Project would not result in any additional significant impacts, would not substantially increase the severity of previously anticipated significant impacts, and would not otherwise require recirculation of the MND.

## **ENVIRONMENTAL ANALYSIS**

In the analysis of the project as originally proposed, the Initial Study/Mitigated Negative Declaration found there to be less than significant impacts or no impacts in the following categories: Agriculture and Forest Resources, Biological Resources, Cultural Resources, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Utilities and Service Systems. Impacts were found to be less than significant due to existing regulations that would mitigate potential impacts or were found to have no impacts due to the existing conditions, location, or zoning of the site.

The original analysis found that there would be potentially significant impacts unless mitigated in the following categories: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Water Quality, Noise, Public Services, Transportation/Traffic, and Mandatory Findings of Significance.

The project changes will not affect the overall height of the building or enrollment and will not cause a change in the demolition, construction, or operations of the proposed project beyond what was previously analyzed as part of the Initial Study/Mitigated Negative Declaration. No new impacts will be triggered and no new mitigation measures are required to further mitigate the project.

## **CONCLUSION**

Pursuant to the revisions made to the project, the project description of the Initial Study/Mitigated Negative Declaration is revised to the following:

The proposed project is the construction, use and maintenance of a new four-story, ~~60,442~~ 63,442 square-foot middle and high school complex consisting of 20,054 ~~25,794~~ square feet of classroom (~~30~~ 37 classrooms) space, 9,109 ~~8,802~~ square feet of gym/athletics auditorium space, ~~8,724~~ 11,096 square feet of administrative office space, ~~22,373~~ 44,753 square feet of common area/corridors/circulation area, and 124 parking spaces on a 31,530 square-foot site in the M2-1 Zone. The school will operate Monday-Friday from 8:30 a.m. to 6:00 p.m., during the school year and for a limited summer school program, as well as limited after school events on weekends and weekdays until 10 p.m. ~~The school maximum capacity will be and have a maximum capacity of 500 students, 61 faculty members, and 40 administrative personnel.~~

The entitlement requests includes a Conditional Use to permit the construction and operation of a middle and high school in the M2 Zone and to permit a Floor Area Ratio of 2.1:1 in lieu of the 1.5:1 permitted.

The existing 28,608 square-foot light industrial building and asphalt surface parking lot will be demolished and cleared.

~~The proposed project includes entitlement requests for a conditional use to permit the construction and operation of a middle and high school in the M2 Zone and to permit a Floor Area Ratio increase from 1.5:1 to 2.1:1, and a Zoning Administrator's Determination to permit a minimum 124 parking space in lieu of the minimum required by the L.A.M.C. An existing 28,608 square-foot light industrial building and asphalt surface parking lot will be demolished and cleared.~~

Although the request is a modification to the size of the structure and hours of operation of the proposed project, the revisions do not increase the proposed maximum enrollment of students (500 students) and the project scope is substantially the same as analyzed in the previously issued MND. The proposed modification to the request will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project. Therefore, pursuant to section 15073.5, of the California Environmental Quality Act (CEQA Guidelines), recirculation of the MND is not required.

Michael LoGrande  
Director of Planning



Jordann Turner  
City Planner

cc: Councilmember Mike Bonin  
Eleventh District

