

8/4/15

File No. 15-0672

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals for property at 11725 West Sunset Boulevard; 11728 West Chaparal Street; and 141 North Barrington Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that it has reviewed and considered the information contained in the Draft, the Final, and the Errata to the Environmental Impact Report (EIR No. ENV-2011-2689-EIR; State Clearing House No. 2012011001), that the EIR has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file 15-0672 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and ADOPT the Statement of Overriding Considerations.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
4. ADOPT the FINDINGS of the Planning and Land Use Management Committee, approved on June 30, 2015 and attached to the Council file, as the Findings of the Council.
5. RESOLVE TO GRANT IN PART / DENY IN PART THE APPEALS filed by Raymond Klein on behalf of the Brentwood Homeowners Association and Thelma Waxman on behalf of Thelma and Eric Waxman and Residential Neighbors of Archer, and THEREBY SUSTAIN the Los Angeles City Planning Commission (LACPC) actions of April 23, 2015 and APPROVE the following, for the Archer Forward: Campus Preservation and Improvement Plan, located at 11725 West Sunset Boulevard; 11728 West Chaparal Street; and 141 North Barrington Avenue:
 - a. A Vesting Conditional Use to permit the continued use, operation and maintenance of an educational institution in the R3-1 and RE11-1 zones to permit the implementation of the Archer Forward: Campus Preservation and Improvement Plan, subject to modified Conditions of Approval approved by the Planning and Land Use Management Committee on June 30, 2015, attached to the Council file.
 - b. Determinations pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 F, Conditions of Approval, to permit the following height and area modifications:
 - i. A height of 41 feet, 4 inches, with a roof slope of 25 percent, for the North Wing

Renovation, in lieu of the maximum height limit of 36 feet otherwise permitted by LAMC Section 12.21.1.

- ii. A height of 36 feet, plus 10 feet to include the sunken North Garden (a total of 46 feet), with a roof slope of less than 25 percent, for the Multipurpose Facility in lieu of the height limit of 30 feet otherwise permitted by LAMC Section 12.21.
- iii. For projections and encroachments into yards for soccer goals, sports netting, bleachers, and additional minor projections on the Project Site.

6. RESOLVE TO DENY THE APPEALS filed by: Mark Stratton on behalf of the Bel Air Skycrest Property Owners' Association; Douglas P. Carstens on behalf of David and Zofia Wright (Representative: Douglas P. Carstens, Chatten-Brown and Carstens LLP); Wendy-Sue Rosen on behalf of the Brentwood Residents Coalition; and Michael R. Leslie on behalf of the Brentwood Hills Homeowners Association.
7. 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.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: The Archer School for Girls, Inc. (Elizabeth English)
Representative: Beth Gordie/Cindy Starrett, Latham and Watkins, LLP

Case No. CPC-2014-666-VCU-ZAA-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 11, 2015

(LAST DAY FOR COUNCIL ACTION - AUGUST 11, 2015)

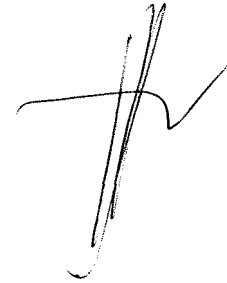
Summary

At the public hearing held on June 30, 2015, the Planning and Land Use Management Committee considered an EIR, Errata, Mitigation Monitoring Program, Statement of Overriding Considerations, and appeals filed for the Archer Forward: Campus Preservation and Improvement Plan, located at 11725 West Sunset Boulevard; 11728 West Chaparal Street; and 141 North Barrington Avenue. Staff from the DCP gave the Committee background information on the matter. The Appellants, Applicant, their representatives, and staff from Council District 11 also spoke.

After an opportunity for public comment, the Committee recommended that Council: 1. Deny the appeals filed by: Mark Stratton on behalf of the Bel Air Skycrest Property Owners' Association;

Douglas P. Carstens on behalf of David and Zofia Wright (Representative: Douglas P. Carstens, Chatten-Brown and Carstens LLP); Wendy-Sue Rosen on behalf of the Brentwood Residents Coalition; and Michael R. Leslie on behalf of the Brentwood Hills Homeowners Association; 2. Grant in part and deny in part the appeals filed by Raymond Klein on behalf of the Brentwood Homeowners Association and Thelma Waxman on behalf of Thelma and Eric Waxman and Residential Neighbors of Archer; 3. Sustain the LACPC actions of April 23, 2015; 4. Approve a vesting conditional use to permit the continued use, operation and maintenance of an educational institution in the R3-1 and RE11-1 zones to permit the implementation of the Archer Forward: Campus Preservation and Improvement Plan, subject to modified Conditions of Approval approved by the Planning and Land Use Management Committee on June 30, 2015, attached to the Council file; and 5. Approve determinations to permit height and area modifications as noted above, for the Archer Forward: Campus Preservation and Improvement Plan, located at 11725 West Sunset Boulevard; 11728 West Chaparral Street; and 141 North Barrington Avenue. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'J. H. H.', written in a cursive style.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-