



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-666-VCU-ZAA-SPR	ENV-2011-2689-EIR	11- MIKE BONIN
PROJECT ADDRESS:		
11725 W. Sunset Boulevard, 11728 W. Chaparal Street, and 141 N. Barrington Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Archer School for Girls Elizabeth English 11725 W. Sunset Blvd. Los Angeles, CA 90049	310-837-7000	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Latham & Watkins, LLP Beth Gordie 355 S. Grand Ave. Los Angeles, CA 90071	213-485-1234	
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Elva Nuno-O'Donnell	(818) 374-5066	elva.nuno-odonnell@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Vesting Conditional Use Permit, including modifications of height and area requirements, Adjustments for fence, gate and wall heights, and Site Plan Review, for The Archer Forward: Campus Preservation and Improvement Plan, a three-year, multi-phase Project consisting of improvements to the existing campus totaling 61,538 square feet of net new floor area, including replacement of the existing North Wing of the Main Building with a 30,400 square-foot renovated North Wing, development of an approximately 39,330 square-foot Multipurpose Facility, a 19,025 square-foot Performing Arts Center (seating 395), and a 7,400-square-foot Visual Arts Center. Building heights would range from 14 feet to 41 feet and 4 inches. The existing outdoor athletic field would be improved with a regulation-size field. Parking in a new, approximately 85,500 square-foot underground structure, located below the athletic field, to accommodate approximately 185 cars, expandable to 251 spaces with an attendant. Two adjacent residential properties (11728 W. Chaparal Street and 141 N. Barrington Avenue) currently owned by The Archer School, would be removed to accommodate the Project. A Temporary Classroom Village with 15 temporary modular classroom structures with two rooms each (totaling 30 classrooms) and two ancillary restroom structures, approximately 14 feet in height, is proposed during the North Wing Phase concurrent with Phase 1. A haul route is also requested. No increase in current enrollment cap of 518 total middle school and high school students is proposed. Construction phasing is proposed as follows: 1) North Wing Renovation concurrent with Phase 1: Underground Parking Structure, Multipurpose Facility, and new regulation size field and 2) Phase 2: Performing Arts Center and Visual Arts Center.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. **Certified** Environmental Impact Report, ENV-2011-2689-EIR, (State Clearinghouse No. 2012011001); and **Adopted** the accompanying Mitigation Monitoring Program, Environmental Findings and Statement of Overriding Considerations;
2. **Approved a Vesting Conditional Use** to permit the continued use, operation and maintenance of an educational institution in the R3-1 and RE11-1 zones subject to the attached conditions of approval;
3. **Approved Determinations** pursuant to LAMC Section 12.24 F. to permit: a) 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 Section 12.21.1 of the LAMC; b) 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 feet, for the Multipurpose Facility in lieu of the height limit of 30 feet otherwise permitted by Section 12.21.1 of the LAMC; c) For projections and encroachments into yards for soccer goals, sports netting, bleachers, and additional minor projections on the Project Site;
4. **Disapproved a Determination** for a zero side yard setback from the northerly property line;
5. **Approved Adjustments** pursuant to LAMC Section 12.28 for heights of fences, gates and walls for: a) up to eight feet in height within the required front yards along Chaparal Street and Barrington Avenue in lieu of the three and half feet otherwise permitted in the front yard; b) up to eight feet in height within the side and rear yards along Chaparal Street, the side yard along Sunset Boulevard, and the side yard along Barrington Avenue, in lieu of the six feet otherwise permitted in the side and rear yards;
6. **Approved Site Plan Review** for a project which results in an increase of 50,000 gross square feet or more of non-residential area, subject to the attached conditions of approval;
7. **Adopted** the attached Findings;
8. **Advised** 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; and
9. **Advised** the Applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Vesting Conditional Use, Adjustments, and Site Plan Review

FINAL ENTITLEMENTS NOT ADVANCING:

Multiple Approvals all advance.

ITEMS APPEALED:

All Entitlements

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

SIX APPEALS RECIEVED.
PLEASE SEE THE ATTACHED.

FISCAL IMPACT STATEMENT:
 Yes

 No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

APRIL 23, 2015

COMMISSION VOTE:

7 - 0

LAST DAY TO APPEAL:

MAY 28, 2015

APPEALED:

YES

TRANSMITTED BY:

JAMES K. WILLIAMS

TRANSMITTAL DATE:

JUNE1, 2015