

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the property located at 15871 West Mulholland Drive (15800, 15801, 15850 Mulholland Drive).

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-3972-MND (Mitigated Negative Declaration), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program.
2. ADOPT the FINDINGS modified by the PLUM Committee on April 18, 2023, as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) Bel Air Skycrest Property Owners' Association (BASPOA), Brentwood Residents Coalition, Federation of Hillside and Canyon Associations, Inc., Bel Air Knolls Property Owners Association; and 2) Mountains Recreation and Conservation Authority (Representative: Garrett Weinstein, Mountains Recreation and Conservation Authority), and THEREBY SUSTAIN the determination of the LACPC, in: 1) approving Mitigated Negative Declaration and Mitigation Monitoring Program as the environmental clearance, pursuant to CEQA Guidelines Section 15074(b); 2) approving a Conditional Use Plan Approval to permit the continued use, operation and maintenance of an educational institution in the RE15 Zone, and to permit the implementation of the Curtis School Master Plan, subject to the attached conditions of approval, this grant shall supersede and replace the two previous Conditional Use Permits for the Curtis School, CPC-28764 and CPC-1989-763-CU, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 M; 3) approving a Specific Plan Project Permit Compliance Review for the Curtis School Master Plan, consisting of up to 130,053 square feet of floor area and facilities located within the Inner and Outer Corridors of the Specific Plan, pursuant to LAMC Section 11.5.7 C; 4) approving a Specific Plan Exception from the following Section of the Mulholland Scenic Parkway Specific Plan: a) Section 6.A.3 to permit educational uses within the Outer Corridor, pursuant to LAMC Section 11.5.7 F; 5) denying a Specific Plan Exception from the following Section of the Mulholland Scenic Parkway Specific Plan: a) Section 5.B.1.a to allow grading of a prominent ridge (nearest Mulholland Drive) in excess of 1,000 cubic yards [Request eliminated July 25, 2022], pursuant to LAMC Section 11.5.7 F; 6) denying a Specific Plan Exception and instead approve a Specific Plan Adjustment from the following Section of the Mulholland Scenic Parkway Specific Plan: a) Section 5.D.2.b to permit a height of approximately 32 feet for the proposed gymnasium building located partly within the Inner Corridor in lieu of the maximum permitted height of 30 feet, pursuant to LAMC Section 11.5.7 F; 7) approving a Zoning Administrator Determination for development to exceed the number of retaining walls permitted under the Baseline Hillside Ordinance, LAMC Section 12.21.C.8, pursuant to LAMC Section 12.24.X 26; 8) approving a Zoning Administrator Determination for grading of up to 70,000 cubic yards, in excess of the by-right limit of 3,200 cubic feet permitted under the Baseline Hillside Ordinance, LAMC Section 12.21.C.10(f), pursuant to LAMC Section 12.24.X 28(a); 9) approving a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of non-residential area, pursuant to LAMC Section 16.05; and, 10) approving a Design Review Determination in compliance with LAMC Section 11 of the Mulholland Scenic Parkway Specific Plan

for the Curtis School Master Plan, consisting of up to 130,053 square feet of floor area and facilities located within the Inner and Outer Corridors of the Specific Plan, pursuant to LAMC Section 16.50; for the modification to an existing educational facility, including the removal of approximately 23,010 square feet of existing buildings and the addition of approximately 82,940 square feet of new school facilities, including the expansion of existing structures, and new structures for a net increase of 59,930 square feet; maximum building heights would range from 16 feet up to 40 feet; upon buildout of the Project, the Project Site would consist of 130,053 square feet of school facilities; the Project would not increase Curtis School's 675 student enrollment cap; the Project would include a pedestrian bridge connecting the athletic buildings to the athletic fields; a minimum of 135 marked parking spaces would be provided; project buildout would be phased over time and could start as early as 2022 and end as late as 2035; the Project would also include the grading of approximately 70,000 cubic yards of soil and the export of approximately 30,000 cubic yards of soil; the Project is within both the Inner and Outer Corridors of the specific plan; for the property located at 15871 West Mulholland Drive (15800, 15801, 15850 Mulholland Drive), subject to Modified Conditions of Approval, as modified by the PLUM Committee on April 18, 2023. Appeal 1 is an appeal of the entire decision and Appeal 2 is an appeal of Condition No. 6 (Mulholland Place Fencing).

Applicant: The Curtis School Foundation

Representative: Alexander M. DeGood, Cox, Castle & Nicholson LLP

Case No. CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR-1A and CPC-1989-763-CU-PA2-1A

Environmental No. ENV-2017-3972-MND

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

Summary:

At a regular meeting held on April 18, 2023, the PLUM Committee considered a report from the LACPC and appeals relative to: 1) approving Mitigated Negative Declaration and Mitigation Monitoring Program as the environmental clearance; 2) approving a Conditional Use Plan Approval; 3) approving a Specific Plan Project Permit Compliance Review; 4) approving a Specific Plan Exception; 5) denying a Specific Plan Exception; 6) denying a Specific Plan Exception and instead approving a Specific Plan Adjustment; 7) approving a Zoning Administrator Determination; 8) approving a Zoning Administrator Determination; 9) approving a Zoning Administrator Determination; and 10) approving a Design Review Determination for the property located at 15871 West Mulholland Drive (15800, 15801, 15850 Mulholland Drive). DCP staff provided an overview of the matter and recommended the denial of the appeals. A representative from Council District Four provided comments in support of the project and recommended the denial of the appeals. After an opportunity for public comment, and presentations by the Appellants and Applicant Representative, the Committee recommended to deny the appeals and thereby sustain the LACPC's determination in 1) approving Mitigated Negative Declaration and Mitigation Monitoring Program as the environmental clearance; 2) approving a Conditional Use Plan Approval; 3) approving a Specific Plan Project Permit Compliance Review; 4) approving a Specific Plan Exception; 5) denying a Specific Plan Exception; 6) denying a Specific Plan Exception and instead approving a Specific Plan Adjustment; 7) approving a Zoning Administrator Determination; 8) approving a Zoning Administrator Determination; 9) approving a Zoning Administrator Determination; and 10) approving a Design Review Determination, as

detailed above and with an additional edit to Condition No. 6, as well as an additional condition to require the applicant to attend neighborhood council meetings, employ Good Neighbor Construction practices, ensure daily site cleanings, have contact information on site at all times, employ dust control strategies, and to the extent possible, not partake in construction on declared red flag days. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-