

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2012-3302-CU	ENV-2012-3303-MND	11 - Bonin
PROJECT ADDRESS:		
11800 W. OLYMPIC BOULEVARD		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Wildwood School 11811 W. Olympic Blvd. Los Angeles, CA 90069 Rep.: Jonathan Lonner	310-802-4261	jlonner@burnsbouchard.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
JORDANN TURNER	213-978-1365	JORDANN.TURNER@LACITY.ORG
APPROVED PROJECT DESCRIPTION:		
<p>The construction, use and maintenance of a new four-story, approximately 64,000 square-foot private middle and high school complex consisting of 37 classrooms, a of gym/auditorium space, administrative office space, common area/corridors, and a minimum of 124 parking spaces on a 31,530 square-foot site in the M2-1 Zone.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**TRANSFER OF JURISDICTION**

1. Pursuant to L.A.M.C. Section 12.24-U,24 and a Section 12.24-F, a Conditional Use to permit the construction, use and operation of a private middle and high school in the M2-1 Zone with a Floor Area Ratio (FAR) of 2.1:1;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the revised Mitigated Negative Declaration (ENV-2012-3303-MND) as the environmental clearance for the project; and
3. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigated Monitoring Program for ENV-2012-3303-MND.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

see above

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input 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 type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other <u>Transfer Jurisdiction</u>	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**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:

September 10, 2015

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

James K. Williams

TRANSMITTAL DATE:

NOV 09 2015

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
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INFORMATION
<http://planning.lacity.org>

DATE : NOV 09 2015

Honorable Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Sharon Dickinson, Legislative Assistant

Request: TRANSFER OF JURISDICTION

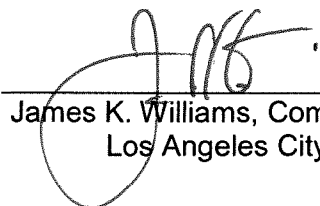
CITY PLANNING CASE NO. CPC-2012-3302-CU

Applicant: Wildwood School

Address: 11800 W. Olympic Boulevard

Pursuant to the provisions of Section 12.24-H of the Los Angeles Municipal Code, the Los Angeles City Planning Commission shall render a decision on an application within 75 days after filing unless the Applicant and the City Planning Commission consent in writing to a longer period. The Applicant and the City Planning Commission did not consent to a longer period. The 75 day period ended on September 11, 2015.

As prescribed in the aforementioned Code Section, if the City Planning Commission fails to act on an application within the time limit specified, the Applicant may file a request for a transfer of jurisdiction to the City Council for a decision on the original application. A request for a transfer of jurisdiction has been requested. Therefore, the case is being transferred to the City Council.


James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

The City Council may either remand the matter to the City Planning Commission, or consider the application itself following the same procedures and subject to the same limitations that were applicable to the City Planning Commission, except that the City Council shall act within 45 days of the transfer of jurisdiction.

Attachments: Staff Report, Environmental Documents

City Planner: Jordann Turner

Cc: Adrienne Khorasanee, Michael Bostrom, Deputy City Attorneys, Land Use Division



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: September 10, 2015

Time: After 8:30 A.M. *

Place: Los Angeles City Hall
Board of Public Works Hearing Room 350
200 North Spring Street
Los Angeles, CA 90012

Public Hearing: October 2, 2013, Continued from
October 9, 2014

Appeal Status: Appealable to City Council

Expiration Date: September 10, 2015
Extended per consent

Case No.: CPC 2012-3302-CU
CEQA No.: ENV-2012-3303-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 11
Plan Area: West Los Angeles
Specific Plan: West Los Angeles
Transportation Improvement
and Mitigation Specific Plan
West Los Angeles
Certified NC:
GPLU: Light Manufacturing
Zone: M2-1
Applicant: Wildwood School
Representative: Burns and Bouchard,
Jonathan Lonner

**PROJECT
LOCATION:** 11800 West Olympic Boulevard

**PROPOSED
PROJECT:** The construction, use and maintenance of a new four-story, approximately 64,000 square-foot private middle and high school complex consisting of 37 classrooms, a gym/auditorium space, administrative office space, common area/corridors, and a minimum of 124 parking spaces on a 31,530 square-foot site in the M2-1 Zone.

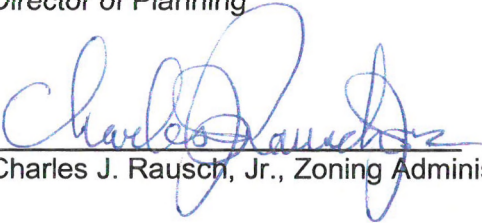
The school will operate Monday-Friday from 8:30 a.m. to 4:00 p.m., during the school year with a limited summer school program. After-school activities (performances, athletic events, etc) will end on or before 10:00 p.m. The school will have a proposed maximum capacity of 500 students, 61 faculty members, and 40 administrative personnel. The school will provide 124 vehicular parking spaces, 166 bicycle parking stalls and an on-site drop-off location. The existing private middle and high school is located at 11811 Olympic Boulevard (across the street from the project site) and has a maximum approved enrollment of 408 students. An existing 28,608 square-foot light industrial building and asphalt surface parking will be demolished and cleared.

- REQUESTED
ACTION:**
1. Pursuant to L.A.M.C. Section 12.24-U,24 and a Section 12.24-F, a Conditional Use to permit the construction, use and operation of a private middle and high school in the M2-1 Zone with a Floor Area Ratio (FAR) of 2.1:1;
 2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the revised Mitigated Negative Declaration (ENV-2012-3303-MND) as the environmental clearance for the project; and
 3. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigated Monitoring Program for ENV-2012-3303-MND.

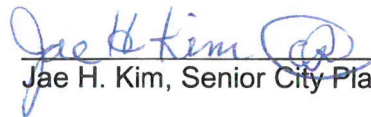
RECOMMENDED ACTIONS:

1. **Approve** the **Conditional Use** to permit a private middle and high school in the M2-1 Zone with a Floor Area Ratio (FAR) of 2.1:1.
2. **Adopt** the attached Findings.
3. **Adopt** the Revised Mitigated Negative Declaration No. ENV-2012-3303-MND for the above-referenced project.
4. **Adopt** a Mitigation Monitoring Program for ENV-2012-3303-MND.
5. **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.
6. **Advise** 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.

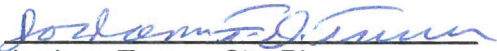
MICHAEL J. LOGRANDE
Director of Planning



Charles J. Rausch, Jr., Zoning Administrator



Jae H. Kim, Senior City Planner



Jordann Turner, City Planner
(213) 978-1365

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1247.

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PROJECT ANALYSIS

Project Summary

The proposed project involves the construction and use of a new four-story, approximately 64,000 square-foot private middle and high school complex consisting of 25,791 square feet of classroom space (37 classrooms), 8,802 square feet of gym/auditorium space, 14,906 square feet of administrative office space, 14,753 square feet of common area/corridors, 124 vehicular parking and 166 bicycle parking spaces on a 31,530 square-foot site located on the southeast corner of Olympic Boulevard and Granville Avenue in the West Los Angeles community. The site is zoned M2-1 and is currently developed with a 28,608 square-foot light industrial building and asphalt surface parking. Both will be demolished and cleared.

The main pedestrian entrance is located at the corner of Olympic Boulevard and Granville Avenue with the vehicular entrance located along Granville Avenue. Windows are located on all four sides of the complex to bring sunlight into the complex. Generally, the classrooms for the middle school students are located on the first two floors, while the classrooms for the high schools students are located on floors three and four. The outdoor passive area is located at the third-story of the building and the gymnasium/auditorium is housed on the second floor. The outdoor passive area is proposed to be landscaped with a series of trees, plants and hardscape.

The school will operate Monday-Friday from 8:30 a.m. to 4:00 p.m., during the school year and a summer school program. After-school activities (performances, athletic events, etc) will end on or before 10:00 p.m. The school will have a proposed maximum capacity of 500 students, 61 faculty members, and 40 administrative personnel.

The school will provide 124 parking spaces, 166 bicycle parking stalls and an on-site vehicular drop-off location within a two-level parking garage. Bus loading and unloading will occur on Granville Avenue.

The existing Wildwood private middle and high school is located at 11811 Olympic Boulevard (across from the project site) and has a maximum approved enrollment of 408 students.

Background

The existing Wildwood Upper School is currently located at 11811 West Olympic Boulevard directly across Olympic Boulevard from the project site. The school has operated over 12 years at its present location and has its elementary school campus (grades K-5) located in Culver City. The existing school was approved through Case Nos. ZA 2000-184(CUZ) approved in April 2000 and ZA 2000-184(CUX)(PA1) approved in November 2002. The approvals limited the school enrollment to 408 students (grades 6-12), 10 extracurricular activities, and no fewer than 55 on-site parking spaces. Currently, the enrollment breakdown at the existing campus is approximately 45% middle school students and 55% high school students.

The Wildwood Upper School relocation is envisioned as a two-phase process. Phase One will consist of a fundraising campaign during which the school will own the 11800 W. Olympic Boulevard site and utilize it for school related functions (i.e. parking). Phase Two will be the construction, operation and utilization of the school building as a middle and high school campus for a maximum of 500 students. The project is anticipated to be completed by 2019.

The requested entitlements include a Conditional Use for a school under Section 12.24 U of the L.A.M.C. and an incidental request to permit an Floor Area Ratio of 2.1:1 under Section 12.24 F.

Surrounding Properties (Zones and Uses)

The surrounding properties to the north, east and west of the project site are primarily developed with light manufacturing uses, warehouse buildings, as well as retail and office uses in the M2-1 and M2-2-Zones with a land use designation of Light Manufacturing. Immediate south of the project site is the Metro Exposition Light Rail right-of-way and south of the right-of-way is a low density single-family neighborhood. The new Bundy Station on the Exposition Line is located approximately ¼ west of the project site.

North: Properties immediate north of the subject site are developed with the existing Wildwood School campus and a retail building (Sports Chalet).

East: Properties to the east of the subject site are developed with commercial uses on the north side of Olympic Boulevard and light industrial uses long the south side of Olympic Boulevard.

South: Properties immediate south are developed with the Metro Exposition Light Rail right-of-way in the PF-1XL Zone and low density single-family dwellings in the R1-1 Zone.

West: Properties to the west are developed with self-storage facility and commercial uses (Bed Bath and Beyond).

Specific Plans and Overlay Districts

The subject property is located within the area of the West Los Angeles Transportation Improvement and Mitigation Specific Plan, a traffic impact ordinance administered by the City's Department of Transportation (LADOT). This project will require clearance from LADOT and will likely require the payment of traffic impact fees.

Streets and Circulation

Olympic Boulevard, adjoining the subject property to the north, is classified as a Boulevard II, dedicated to a width of 110 feet at the project's northerly frontage and improved with roadway, curb, and sidewalk.

Granville Avenue, adjoining the subject property to the east, is a Local Street dedicated to a variable width of 60-62 feet and improved with a roadway, curb and sidewalk.

Relevant Cases

Onsite:

Zoning Information (Z.I.) No. 1117

Prior to the issuance of any building permit within 100 feet of the Metro Rail construction area, the applicant shall obtain clearance from the Los Angeles County Metropolitan Transportation Authority (Metro).

Off-site:

Two cases are directly related to the existing Wildwood School campus at 11811 Olympic Boulevard:

Case No. ZA 2000-0184(CUZ) – On April 27, 2000, the Zoning Administrator approved a conditional use for to permit the conversion, use and maintenance of a one-story plus basement, 50,000 square-foot industrial/office building into a 65,800 square-foot private secondary school in the M2-1 Zone, located at 11811 West Olympic Boulevard. A clarification to the conditions of approval was issued on July 13, 2000.

Case No. ZA 2000-0184(CUZ)(PA) -On November 18, 2002, the Zoning Administrator approved a Plan Approval with modifications to the original conditions of approval in relations to hours of operations for student loading and unloading and expanded the allowable uses for the outdoor area.

Surrounding Properties:

Case No. ZA 99-0169(CUZ)(ZV) - On May 19, 1999, the Zoning Administrator approved a conditional use and variance to permit the continued maintenance and operation of a school for students with learning disabilities (Westview) on property located at 2000 Stoner Avenue, for a maximum of 90 students, with 20 off-site parking spaces provided by lease agreement.

Case No. ZA 99-0169(CUZ)(ZV) - On April 4, 1996, the Zoning Administrator approved a conditional use and variance to permit child care facilities, a private religious school, a temple and a school for grades K through 8, in the R2 and C2-1 Zones with shared off-street parking at 2112 South Barrington Avenue.

Case No. ZA-2002-6576(CU)(YV) - On March 9, 2004, the Zoning Administrator issued a determination authorizing a conditional use permit for the construction, use and maintenance of a 66,200 net square-foot storage building for household goods located within 500 feet of an R Zone; and granted a variance from L.A.M.C. Section 12.21 .I-A, 1 to allow a Floor Area Ratio (FAR) of 1.97:1 in lieu of the permitted 1.5:1, located at 11820 West Olympic Boulevard.

Case No. DIR 2004-7113(SPR) - On July 19, 2005, the Director of Planning conditionally approved a Site Plan Review for the demolition of an existing 37,027 square-foot warehouse/office building for the construction, use and maintenance of a new two-story, 85,547 square-foot retail establishment with three levels of parking above for 350 vehicles on a 64,158 square-foot site, in the M2-1 zone, located 11840 West Olympic Boulevard.

Urban Design Studio: Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on December 17, 2013. The following issues, concerns, and recommendations were discussed:

- Concerns regarding landscaping along building frontages and public right-of-way.
- Lack of "presence" for the main entrance.

Project Modifications

Subsequent to the initial public hearing on October 9, 2013 and the City Planning Commission hearing on October 9, 2014, the applicant made the following design changes to the project:

1. The project has been setback five additional feet from the property line along Olympic Blvd. This change will allow an enhanced pedestrian environment for students, visitors, neighbors and especially those accessing the school from the Expo Line station to the west. A wider sidewalk and increased landscaping will be provided within the new five foot area.
2. The project garage circulation plan has been adjusted to allow increased queuing in the drop off and pick up area, as recommended by the traffic consultant.

Public Hearing:

A public hearing on this matter with the Hearing Officer was held at the Los Angeles City Hall on October 2, 2013. (see Public Hearing and Communications, Page P-1).

Issues**Drop-off/Pick-Up and Circulation**

The drop-off/pick-up area is located within the two-level garage that is attached to the base of the proposed facility. Within the garage there will be a designated drop-off/pick-up area. Ingress and egress to the garage is provided via a two-way driveway from Granville Avenue.

The applicant has submitted a revised queuing plan with an internal driveway that is designed as a two lane facility to accommodate the queuing for 31 vehicles within the garage. School faculty and staff generally arrive between 6:45 to 7:15 a.m., before the student drop-off periods and depart after the student pick-up period after 4:15 p.m. The queuing plan assumes 90% of the arrivals will occur in a 30 minute period prior to the 8:30 a.m. start of class. According to the applicant, approximately 60% of the current student body carpool, 10% take public transit, 20% take private bus, and 4% bicycle, and 6% drive (no carpool).

Additionally, the school's transportation service operates four bus routes at the current school location from West Hollywood/Hancock Park, Pacific Palisades, San Fernando Valley, and a local shuttle from the elementary school campus in Culver City. The school-operated transportation service will continue with the relocation of the school. The school-operated buses will pick-up and drop-off students in the proposed school bus zone located on the west side of Granville Avenue adjacent to the project site directly north of the parking garage driveway, and on the south side of Exposition Boulevard immediately south of the parking garage driveway.

A traffic assessment was prepared for the project and reviewed by the Department of Transportation (LADOT), which determined the impact of the project's trip generation will be less than significant. DOT approved the traffic assessment in a letter dated July 1, 2013. LADOT has imposed several conditions, which have been incorporated within the Traffic and Parking Management Plan (TPMP) that would include Transportation Demand and Management (TDM) Plan that the applicant would need to submit to LADOT. In addition, the subject property is within the West Los Angeles Transportation Improvement and Mitigation

Specific Plan (WLA TIMP), and will require DOT clearance and payment of applicable traffic impact fees prior to the issuance of building permits.

Parking

The proposed project will provide vehicular parking in accordance with the Los Angeles Municipal Code. Previously, a reduction in required parking was requested, however on October 9, 2014, that request was withdrawn.

Bicycle Parking

Wildwood School is proposing a total of 166 total bicycle parking spaces (13 long-term and 153 short-term spaces) located in bicycle corrals. Given the wide range of grades to be served by the proposed school (grades 6-12), the majority of the students of the school will be below driving age. Although only 4% of the current student population bicycle to school, the increased availability of bicycle parking could increase the number of bicyclists that number.

Floor Area Ratio (F.A.R.)

Section 12.24 F of the Code allows Conditional Use permits to state that height and area regulations required by other provisions of the Code that do not apply to the conditional use approved.

As part of the proposed project, the development is seeking an increase in the F.A.R. from 1.5:1 to 2.1:1. This requested FAR increase is commensurable with the small lot area and the increase in enrollment (408 to 500 students). The additional square footage will allow the school to provide larger facilities such as gathering spaces, gymnasium, specialty classrooms for science, the facilities.

The 1.5:1 FAR limitation was established by Proposition U in the 1980's and applies to all C and M zoned properties located in Height District 1. The F.A.R. limitation was imposed at the time to address the proliferation of higher intensity commercial structures that consisted of three-story retail buildings. The proposed project is an education use that is was not targeted by the F.A.R. limitation. Due to the limited lot area (approximately 31,000 square feet) compared to traditional suburban middle and high school complexes, the project is designed as a vertical campus containing four floors of educational uses and two floors of ground level and subterranean parking. The applicant seeks an F.A.R. of 2.1:1 and without the additional floor area the applicant would not be able to expand and integrate their educational services into the flagship campus to better serve the needs of the community at this location. While the applicant seeks a modest increase in the allowable floor area, the proposed development will conform to all other height, yards and parking regulations of the L.A.M.C. The additional floor area corresponds to the proposed increase in enrollment from 408 students to 500 students and to the site context and location.

Olympic Boulevard Landscaping

At the public hearing, a representative for the owner of the West Los Angeles Self Storage expressed concern about the lack of landscaping proposed for the school, specifically for the area along the northerly property line abutting Olympic Boulevard. The representative pointed out that landscaping conditions were imposed by the decision makers in two prior Planning cases for two properties west of the school site. In Case No. ZA 2002-6676(CU)((YV), the Office

of Zoning Administration imposed a condition requiring the owner to provide a consistent 5-foot yard along its Olympic Boulevard frontage. Under Case No. DIR 2004-7113-SPR, the Director of Planning imposed a condition that required the applicant to provide for a landscaped yard or buffer along a portion of the store's Olympic Boulevard frontage.

The M2-1 Zone does not require setbacks for projects. However, the applicant has redesigned the project to incorporate a five-foot setback/landscape buffer along Olympic Boulevard and has been conditioned to provide landscaping for all open areas not used for buildings, driveways, parking areas, recreational facilities or walks.

Metro

In a letter dated October 1, 2013, Metro submitted a letter to the Department of City Planning, expressing their concerns on the project's impacts to Metro facilities and operations. The Exposition Line right-of-way borders the project site on the southern boundary and is currently under construction with an anticipated opening in 2016. The project site and the rail right-of-way are separated by a block wall. The proposed project will not need access from the rail right-of-way in order to construct the project. As part of compliance with Zoning Information (Z.I.) No. 1117, the applicant must obtain clearance from Metro since the proposed project is located within 100 feet of a Metro Rail construction area. Conditions of approval requiring the applicant to coordinate with Metro regarding noise issues and right of-way access have been added.

Conclusion

The proposed project will provide a new middle and high school campus that is conveniently located to the existing campus. Additionally, the project will replace a vacant and outdated light industrial structure. The expanded facility and enrollment will allow the school to continue to serve the West Los Angeles community and the greater westside area of Los Angeles. Furthermore, the additional capacity provides for greater learning opportunities for students and as a result provides an alternative to existing public and other private schools. Wildwood School provides a structured, achievement-based community that prepares middle and high school students to graduate from college-preparatory high schools, four-year colleges, and universities. Furthermore, the school has redesigned the project to respond to the concerns raised by neighboring uses. The project has added a five-foot buffer along Olympic Boulevard for pedestrian and landscape purposes.

The school has operated without incident at its current location and the proposed project will allow the school to grow. The project site is located along a major boulevard that is served by public transit and is approximately ¼ of a mile east of the under construction Bundy Station of the Metro Exposition Line. The transit options provide transportation alternatives for students coming to and from the campus.

The Department of Transportation has approved the school's traffic analysis finding that the project's trip generation and drop-off and pick-up points will not impact the larger community. Furthermore, the impacts created by the relocation of the campus will be minimized by conditions of approval that address the use of the school, aesthetic impacts, and transportation related concerns.

Based on the information submitted, the surrounding uses, input from the public hearing, and the proposed project's compliance with the West Los Angeles Community Plan and the Municipal Code, the Department of City Planning recommends that the City Planning

Commission approve the Conditional Use as conditioned. The proposed project would replace a marginally viable office building with a new middle and high school campus that provides is designed to complement the existing context and provides a new campus for an educational institution that has been a good neighbor and is beneficial to the community at large.

Conditions of Approval

Pursuant to L.A.M.C. Sections 12.24-U,24 and 12.24-F, the following conditions are hereby imposed upon the use of the subject property.

Entitlement Conditions

1. Site Plan. The use and development of the subject property shall be in substantial conformance with the attached plans labeled as Exhibit B, stamped, signed and dated by Department of City Planning Staff, attached to the subject case file, and except as modified by this action.
2. The educational facility shall be restricted to a total floor area ratio of 2.1:1.
3. The use of the subject property shall be limited to a school, grades 6 through 12, with a maximum enrollment of 500 students.
4. All school administrators, faculty and school board members shall be provided a copy of the subject determination.
5. Setback. The building shall be setback a minimum of five-feet from Olympic Boulevard. The buffer shall be used for pedestrian and landscape improvements.
6. Parking shall be provided in accordance with the provisions of Section 12.21.A.4 of the Municipal Code. A minimum of 20% of the total provided parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). EVSE, infrastructure, and all devices related to EV charging shall be installed in accordance with California Electrical Code and to the satisfaction of the Department of Building and Safety.
7. Bicycle Parking shall be provided in compliance with LAMC Section 12.21.A,16 and at a minimum provide a total of 166 bicycle parking spaces.
8. Architectural Materials. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to avoid creating a "backside" to the site. No facade shall create a blank wall effect.
9. Any structures on the roof of the subject building, such as air conditioning units and other equipment, shall be fully screened from view of adjoining lots and the public right-of-way.
10. The maximum occupancy of the building at any time shall not exceed the number persons the Fire Department establishes, and the building shall be so posted.
11. Lighting Plan. All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent properties nor from above.
12. Department of Transportation. The project shall comply with the project requirements as detailed in the Department of Transportation letter to the Department of City Planning dated July 1, 2013.

13. No Parking on Public Streets. All administrators, employees, volunteers and visitors shall be expressively prohibited to park on adjacent streets. All users and visitors shall be instructed by persons acting on behalf of the school to park at the on-site parking lot.
14. Maintenance. The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

School Conditions

15. All school administrators, faculty and board members shall be provided a copy of the subject determination.
16. Hours of operation shall observe the following limitations:
 - a. Classroom instruction: 8:30 a.m. to 4:00 p.m., Monday through Saturday.
 - b. Teacher preparations, deliveries, and normal school maintenance shall be permitted to begin before 8:30 a.m.
 - c. All other school related activities including, parent conferences with teachers, school board meetings, organized athletic events, theater and musical performances and other similar customary school activities, shall end no later than 10:00 p.m.
 - d. For all events, all persons shall vacate the property, other than administrative, janitorial, or security personnel, by 11:00 p.m. A sufficient number of school staff shall be present at all events to monitor student activities, arrivals and departures to insure that noise impacts on adjacent neighbors are minimized.

Community Relations

17. Neighborhood Outreach and Notice
 - a. A copy of the Calendar and List of Major Events shall be submitted to the Council Office, the Neighborhood Council, Homeowner's Association(s) and residents within 500 feet of the school property at least 10 days prior to the beginning of each year for their reference.
 - b. No calendar variation to allow any Special Event that is not included on the Calendar shall be scheduled without a minimum 20 day advance notification to Council Office, the Neighborhood Council, Homeowner's Association(s) and residents within 500 feet of the school property.

Transportation and Traffic

18. Loading and Unloading. Student drop off and pick-up activities shall be located within the parking garage as depicted in Exhibit B.
19. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the Department of City Planning at the same time. The school administration shall maintain a list of license

plate numbers of all families whose children are enrolled as well as the license plate numbers for each employee who parks on the property.

20. Activities outside normal school hours, including parent teach conferences, school meetings, and other customary school activities shall be scheduled so as to adequately provide parking on-site for all staff visitors. Arrangements shall be made to provide off-street parking for events exceeding the parking capacity on-site.
21. One or more parking monitors in orange vests or other distinctive attire shall be located at the driveway entrance during all drop-off and pick up hours and at all special events to preclude noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.
22. Subject to the review and approval by LADOT, buses or vans shall be permitted and shall load and unload on Granville Avenue adjacent to the project site.
23. The school shall implement a Traffic Management Program with a Trip Reduction Plan to the satisfaction of the Department of Transportation and the Department of City Planning prior to the issuance of a certificate of occupancy or temporary certificate of occupancy. The Traffic Management Plan shall include:
 - a. The school shall inform parents, students, faculty, and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the Department of City Planning at the same time. The school shall maintain a progressive disciplinary system of enforcement in which the third violation shall result in suspension of the involved student(s) from school.
 - b. School staff will be directed to arrive at the site prior to commencement of student drop-off operations.
 - c. Parents/guardians will be directed to drop-off or pick-up students at the designated area on-site and not on surrounding neighborhood streets.
 - d. Appointing an overall school traffic coordinator for the program, appointment of parent coordinators for each class, distribution of literature explaining the program, distribution of family names and phone numbers that parents can identify potential carpool opportunities, and requiring parents to sign a contract for carpool plan participation.
 - e. Investigating and implementing distribution of public transit passes or subsidies for faculty and administrators.
 - f. Submitting annual Traffic Management Program Reports to the Department of City Planning, Department of Transportation, and Council Office indicating average vehicle ridership and compliance with implementation mechanisms above, or other as approved by the Department of Transportation and the City Planning Commission.
 - g. Utilization of van/buses to transportation 50% of the student enrollment on a daily basis within two years from the date of the issuance of the certificate of occupancy.

Noise

24. School Noise.

- a. No outdoor public address system shall be installed or maintained on the subject property. No paging system shall be installed which is audible outside the building in which it is located.
- b. No amplified music or loud non-amplified music is permitted outside.
- c. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
- d. No exterior bells, horns or similar sound-emitting devices are permitted.
- e. Staff members shall monitor the exterior corridors before and after school and between classes, and shall seek to prevent excessive noise.
- f. Staff members shall monitor students at all times they are outside the building, including before and after school, lunch, and any breaks, to prevent excessive or unnecessary noise.

Security and Emergency Plans

25. A security plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the school, prior to the issuance of a certificate of occupancy. In addition, the property owner shall provide the Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The applicant shall submit evidence of compliance to the Department of City Planning.
26. An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake, or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.

Review/Compliance

27. A complaint log shall be maintained of all complaints from nearby property owners or businesses, and a copy of the complaint log shall be made available to the Director of Planning in conjunction with the review of conditions. The school administration shall be responsible for disseminating the name and phone number of the representative to the Council Office, all adjoining property owners, and the City Planning Department.
28. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Director of Planning will have the right to require the applicant or school administration to file for a plan approval.
29. Entitlement Review. Within 24 months from the issuance of a Certificate of Occupancy for the school, the applicant shall file a Plan Approval application and associated fees together with mailing labels for all property owners and tenants within 500 feet of the

property. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant, including the effectiveness of the carpool program and queuing plan, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding community. Upon review of the effectiveness of and compliance with the conditions, the Director shall issue a determination. Such determination may modify the existing terms and conditions add new terms and conditions or delete one or more of them, all as deemed appropriate under applicable City code, policies and standards. The City Planning Commission may also require one or more subsequent Plan Approval applications, if deemed necessary.

The application shall include the following minimum information:

- a. The number of students enrolled.
 - b. Physical modifications involving expansion or change of use or location as applicable.
 - c. Operational changes to the school such as hours of operation, parking policy or formation of liaison committees with the community.
 - d. The implementation status of the Traffic Management and Mitigation Program (TTMP) as set forth in Condition 22. Copies shall be simultaneously to the Council Office and to all interested parties who have requested such notification.
 - e. A summary listing of attendance at each special event and identification of the events which utilized off-site parking.
 - f. A copy of the complaint log shall be made available to the Director of Planning in conjunction with the review of conditions. The school administration shall be responsible for disseminating the name and phone number of the representative to the Council Office, all adjoining property owners and the Department of City Planning.
30. All school administrators, faculty and school board members shall be provided a copy of the conditions of approval.

Metro related conditions

31. There shall be no encroachment onto the right-of-way. If access is necessary for the applicant or his/her contractor to enter the right-of-way during construction of the educational facility, a temporary right-of-entry agreement must be obtained from Metro.
32. The applicant shall notify Metro of any changes to the construction/building plans that may impact the use of the right-of-way.
33. During construction, a protection barrier of acceptable material shall be constructed to cover the full height of the building to prevent objects, material, or debris from falling onto the Metro ROW or contacting the electrified OCS and support structures.
34. Metro staff shall be permitted to monitor construction activity to ascertain any impact to the right-of-way.

35. The applicant is advised that Metro may request reimbursement for costs incurred as a result of project construction/operation issues that cause delay or harm to Metro service delivery or infrastructure.

Environmental Conditions

36. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
37. **Aesthetics (Vandalism).** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
38. **Aesthetics (Light).** Outdoor Lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
39. **Air Pollution (Demolition, Grading, and Construction Activities).**
- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
 - b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. Trucks having no current hauling activity shall not idle but be turned-off.
40. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).**
- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests

containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).

- b. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA)
- c. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).
- d. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

41. **Tree Removal (Non-Protected Trees).**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

42. Tree Removal (Locally Protected Species).

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. Bonding (Tree Survival):
 - The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

43. Tree Removal (Public Right-of-Way).

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.

- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
 - c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
 - d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
44. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
45. **Erosion/ Grading/ Short-Term Construction Impacts.**
- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
46. **Greenhouse Gas Emissions.** Only low- and non-VOC-containing paints, sealants, adhesives and solvents shall be utilized in the construction of the project.
47. **Explosion/Release (Existing Toxic/Hazardous Construction Materials).**
- a. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality

Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- b. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
48. **Land Use/Planning (Air Quality).** An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
49. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**
 - a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 163,574, and any.
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
50. **Increase Noise Levels (Parking Wall).** A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.
51. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
52. **Utilities (Local Water Supplies - Landscaping).**
 - a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
 - b. **In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:**
 - Weather-based irrigation controller with rain shutoff

- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

53. Utilities (Local Water Supplies – All new Construction).

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- f. All restroom faucets shall be of a self-closing design.

54. Utilities – Solid Waste Recycling.

- a. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

Administrative Conditions

55. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
56. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
57. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
58. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
59. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
60. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
61. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
62. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
63. **Indemnification and reimbursement of litigation costs.** The applicant shall do all of the following:

Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City. The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation. For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law. Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City of the obligations of the Applicant created by this condition.

FINDINGS

General Plan

1. **General Plan Land Use Designation.** The subject property is located within the West Los Angeles Community Plan, adopted by the City Council on July 27, 1999. The Plan designates the subject property for Light Manufacturing uses with the corresponding zones of MR2, M2 and P. The subject property is currently improved with a 28,600 square-foot office building on a 31,500 square-foot site. The zone generally permits industrial and limited commercial uses, as well as educational uses as permitted with the approval of a Conditional Use, pursuant to Section 12.24-U,24 of the Municipal Code. The existing zoning is consistent with the land use designation of the General Plan as reflected in the adopted community plan. The subject site is located within the West Los Angeles Transportation Improvement and Mitigation Plan.
2. **General Plan Text.** The West Los Angeles Community Plan is silent in regards to private schools, but includes numerous relevant goals, objectives and policies.

The proposed project is consistent with the General Plan because the requested action will allow for the relocation of a middle and high school to a new facility to better serve its present and future student population. Wildwood Upper School currently operates at 11811 Olympic Boulevard and is nearing its approved enrollment cap of 408 students. The construction of a new school facility will allow for additional space and to increase their student enrollment to 500 students. Additionally, the proposed project will provide a facility that is properly sited and will be integrated with the existing environment.

The requests for approval of the associated entitlements would be consistent with several important goals, objectives, and policies of the West Los Angeles Community Plan that refer to schools including:

Schools - GOAL 6

Public schools that provide a quality education for all of the city's children, including those with special needs, and adequate school facilities to serve every neighborhood in the city.

Objective 6-1 To site schools in locations complimentary to existing land uses with buffering, convenient to the Community with access to recreational opportunities.

Policy 6-1.1 Encourage compatibility between school locations, site layout and architectural design, and Community character.

Policy 6-1.2 School design should buffer classrooms from noise sources.

Framework Element. The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. It also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the current request:

Policy 9.31.1 – Work constructively with the Los Angeles Unified School district to monitor and forecast school service demand based upon actual and predicted growth.

Objective 9.32 - Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.

Policy 9.33.1 - Encourage a program of decision-making at the local school level to provide access to school facilities by neighborhood organizations.

The proposed project is consistent with these provisions in that it will provide a quality educational facility to serve local and community school-age residents and will be located in an area with ongoing and predicted future growth and need. The proposed new school campus will relocate all operations of the existing site to the new location, thereby allowing for the school to expand, accept new students, and serve the growing community. The proposed middle and high school facility will enroll a maximum of 500 students, which is 92 more students than the present capacity.

3. **The Transportation Element** of the General Plan will not to be affected by the recommended action herein. Olympic Boulevard is classified as a Boulevard II dedicated to a 110-foot width and Granville Avenue is classified as a Local Street dedicated with a width of 80 feet. The project is required to comply with the Boulevard II standards. The Bureau of Engineering has conditioned the project to dedicate a 20-foot radius property line return at the intersection with Granville Avenue. The Department of Transportation (DOT) has reviewed the traffic assessment prepared by Gibson Transportation Consulting dated January 2013. In a memo dated July 1, 2013, DOT approved the traffic study and determined that the proposed project will not have any significant traffic impacts at any of the studied intersections.

Bike Plan. The 2010 Bicycle Plan, a component of the Transportation Element, was adopted on March 1, 2011 and will not be affected by the recommended action. The three goals that have been established by the Plan are to: increase the number of types of bicyclists who bicycle in the City; make every street a safe place to ride a bicycle, and make the City of Los Angeles a bicycle friendly community. These goals will realized by the implementation of policies, programs, and objectives. Policy 1.2.5 of the of the Plan “encourages the installation of bicycle parking at public schools, colleges, and universities” and “by installing bicycle parking spaces on school property, in front of the school entrance or other visible high traffic location, for at least 5% of the student body and faculty. The proposed project will have 37 classrooms, and will provide a minimum of 166 bicycle parking spaces.

Entitlement Findings

4. Conditional Use Findings 12.24.U and 12.24.F

- a. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant has requested a conditional use to permit a private middle and high school within the M2-1 zone. Wildwood Upper School will relocate their school from the existing campus at 11811 West Olympic Boulevard to the subject site. The subject property is located within a commercial and light industrial area that is characterized by warehouse

buildings, offices, and an assortment of large format retail establishments. The Wildwood School has operated the existing school for over 12 years at its present location.

The project will replace the existing office building with a new four-story, 63,442 square-foot private middle and high school complex consisting of 25,791 square feet of classroom space (37 rooms), 8,802 square feet of gym/auditorium space, 14,906 square feet of administrative office space, 14,753 square feet of common area/corridors, and 124 parking spaces.

The surrounding properties consist predominantly of Light Manufacturing designated land, improved with light manufacturing and warehouse buildings, as well as retail and office uses. Bed Bath and Beyond is located just west of the project site and a twelve-story office building is across from the store. Across the street from the subject site is the present location of the Wildwood School campus and abutting the school is another retail building (Sports Chalet). A retail shopping center is located just northeast of the subject site is occupied by the Walgreens' Pharmacy and Trader Joe's market; further east, is the location of a Ralph's Supermarket. The Metro Exposition Light Rail Line right-of-way, which is presently under construction, is south of the subject site and beyond the right-of-way is a low density single-family neighborhood.

Although located in a predominantly light industrial and commercial area, the existing school site has served the local community for the last 12 years at its present location and will continue to do so at its new location across Olympic Boulevard. The subject project is located along a major highway (Olympic Boulevard) and will be accessible via mass transit, carpooling and vanpooling. The school use will enhance the built environment by redeveloping an underutilized site into a new middle and high school which serves the greater westside of Los Angeles. The expanded capacity will enable the school to provide a high enrollment and service a greater number of students. The project will enhance the corner of Olympic Boulevard and Granville Avenue and the school will continue to provide an education service that is essential and beneficial to the community and region.

F.A.R.

The 1.5:1 FAR limitation on the subject site applies to all C and M zoned properties located in Height District 1 and was established in the 1980s by Proposition U. The F.A.R. limitation was imposed at the time to address the proliferation of higher intensity commercial buildings on commercial strips adjacent to residential neighborhoods. The proposed project would accommodate the relocation of the existing Wildwood Upper School to the subject site.

The proposed project seeks an F.A.R. of 2.1:1 in lieu of the 1.5:1 F.A.R. otherwise permitted. The additional floor area will allow the school to accommodate their expanded enrollment and integrate their related educational services into the campus to better serve the needs of the students and surrounding community. The proposed project is being built to the proper lines of all sides, except for the Olympic Boulevard frontage. Along Olympic Boulevard, the building will be setback approximately five-feet.

The proposed middle and high school complex is located within an urban setting and hence designed vertically (four stories over two stories of parking) to provide the maximum usage of the site. Even with the additional floor area, the project's building envelope would not change.

- b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The project site is located in a highly urbanized area of the West Los Angeles community. The surrounding properties to the north, east and west of the project site are primarily developed with light manufacturing uses, warehouse buildings, as well as retail and office uses in the M2-1 Zone with a land use designation of Light Manufacturing. Immediate south of the project site is the Metro Exposition Light Rail right-of-way and south of the right-of-way is a low density single-family neighborhood. The new Bundy Station on the Exposition Line is located approximately ¼ west of the project site.

The proposed school complex will be a maximum of 68 feet in height and will be situated at the southwest corner of Olympic Boulevard and Granville Avenue. The new building would be taller than the heights of the buildings immediately east of the project site, but consistent with the heights of structures of both sides of Olympic Boulevard west of Granville Avenue which includes a number of four to six-story buildings and a 12-story structure on the north side of Olympic Boulevard.

The project has been designed to minimize operational impacts to the surrounding area. The proposed drop-off and pick-up location is located internally on-site with a vehicle queuing of approximately 31 vehicles to minimize vehicle traffic to the adjacent uses. Parking is located within a two-level garage that is integrated into the school building. The applicant designed the complex with the bulk of the building and classroom spaces facing Olympic Boulevard and Granville Avenue, while the active and outdoor areas are located on the third level of the campus. Furthermore, a Transportation Demand Management Plan will have to be approved by the Department of Transportation prior to the issuance of a certificate of occupancy. Additionally, as part of the school's operational plan, teachers and staff will be encouraged to use the new Bundy Station of the Metro Exposition Line for transportation and other alternative transportation methods to travel to and from work.

Therefore, as conditioned, the location, size, height, operations and other significant features of the proposed charter school will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

F.A.R.

The applicant has also requested an increase in the permitted Floor Area Ratio (F.A.R.) from 1.5:1 to 2.1:1. The subject site is located on Olympic Boulevard on an industrial zoned property. Due to the limited size of the lot (approximately 31,000 square feet) compared to traditional suburban middle and high school complexes, the project is designed as a vertical campus containing four floors of educational uses and two floors of ground level and subterranean parking. Although the project will be slightly larger than most surrounding improvements, the project conforms to the maximum height and other applicable provisions of the zoning code. The requested increase in the allowable FAR from 1.5:1 to 2.1:1 will not substantially change the building's height, massing, or design compared to a building that is built to a maximum FAR of 1.5:1. As the building is located within Height District 1, there is no height limit

for the building. The only observable difference in the proposed project by permitting this increase is the amount of usable floor area within the building itself. A similar building envelope at a taller height could be achieved as the proposed project by a project that otherwise conforms to the 1.5:1 FAR. Thus, the increase in the allowable FAR within the proposed project will not result in any adverse impacts on surrounding properties.

c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The subject property is zoned M2-1 with a Light Manufacturing land use designation within the West Los Angeles Community Plan. The M2-1 Zone permits various industrial uses, limited commercial uses and educational facilities subject to the approval of a conditional use permit. The proposed project is consistent with provisions of the West Los Angeles Community Plan and the General Plan Framework goals that encourage schools and adequate facilities to serve every neighborhood in the city. The proposal will facilitate the relocation and the expansion of a middle and high school that has served the area for over twelve years.

F.A.R.

The proposed project substantially conforms to the purpose, intent and provisions of the General Plan and the West Los Angeles Community Plan. For the last twelve years, the Wildwood Upper School has been an integral part of the community, operating in harmony with the surrounding neighborhood comprised of a mix of commercial and industrial uses. While the applicant seeks a modest increase in the allowable floor area, the proposed development will conform to all other height, yards and parking regulations of the L.A.M.C. The additional floor area corresponds to the proposed increase in enrollment from 408 students to 500 students and to the site context and location. The proposed middle and high school complex is located within an urban setting and the vertical design (four stories over two stories of parking) is the most practical way to accommodate the school on a small lot area.

6. Environmental Finding.

On September 4, 2013, a Mitigated Negative Declaration (ENV-2012-3303-MND) was prepared for the proposed project. On August 25, 2015, the Department issued a revised project description to the previously circulated Mitigated Negative Declaration. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached revised Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

7. Flood Insurance. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

PUBLIC HEARING AND COMMUNICATIONS

Hearing

A public hearing conducted by the Hearing Officer on this matter was held at the Los Angeles City Hall Room 1020 on October 2, 2013.

1. **Attendance:**

Present at the hearing was: the representative (Jonathan Lonner), a representative from the nearby Bed, Bath, and Beyond (Alan La Guardia), and a representative from an adjacent storage facility (Bruce Ehlich).

2. **Initial Indication and Testimony:**

The applicant's representative, Jonathan Lonner, made the following comments:

- The Wildwood School campus was approved 12 years ago.
- The current campus will close upon the completion of the new campus, the lease will not be renewed.
- The enrollment will increase from 300 to 500 students.
- The school is a stakeholder in the community.
- The school has been compliant with the existing conditional use grant, particular the drop-off conditions.
- LADOT approved the traffic study, which was included in the environmental.
- The Exposition Line will be used by students, faculty, and teachers. A pedestrian travel plan will be provided by the applicant at the request of the hearing officer.

The Hearing Officer opened the public hearing to members of the audience.

Two representatives of local businesses were in attendance and made the following comments:

Alan La Guardia (Bed, Bath, and Beyond)

- Concern with the parent drop-off area, but ok after reviewing the plans and listening to the applicant's presentation.

Bruce Ehrlich (Attorney representing the adjacent storage facility)

- Met with the applicant. Generally supportive of the project.
- Concern with the TDM plans and need to know the particulars
- Traffic queues are concern.

The hearing officer had concerns regarding the circulation of drop-off/pick-up and requested a new circulation plan approved by LADOT;

Jonathan Lonner, the project's representative responded to the statements/questions made:

- Circulation plan has been approved by LADOT.
- There is a Transportation Demand Management plan, pamphlets, and school staff assists with the drop-off and pick-up of students.

- In regards to landscaping, the Department of City Planning-Urban Design Studio reviewed the plans and reviewed the Public Storage and Bed Bath and Beyond plans.
- The applicant has issues with the Metro Letter or the prescribe conditions since are mostly standard conditions from the agency.
- A sound barrier will be created with the project.
- The auditorium's location at the rear of the site as well as the buffer created by the driveway provides sufficient space between the rail right of way and the classrooms.
- The drainage area, sump pump, fences and landscaping creates an adequate space between the rail's operation and the main school building.

Communications Received

Prior to the hearing, letters were received from the Department of Transportation (LADOT) and the Bureau of Engineering.

A letter from the Los Angeles County Metropolitan Transportation Authority (Metro) dated October 1, 2013.

A letter of support was received from the West Los Angeles Neighborhood Council.

A letter of opposition dated September 26, 2013 was received from a law firm representing West Los Angeles Self Storage, LLC which is directly west of the subject site.

Subsequent to the Hearing Officer's hearing, the Department of City Planning received 30 letters in support of the project.

Additional Public Communications and Comment Letters

Additionally, two letters of opposition were received from a law firm representing a neighboring business and from a concerned citizen. The letters had overlapping concerns related to the project size, traffic impacts, and impacts on the Exposition Line right-of-way.

Bradly S. Torgan

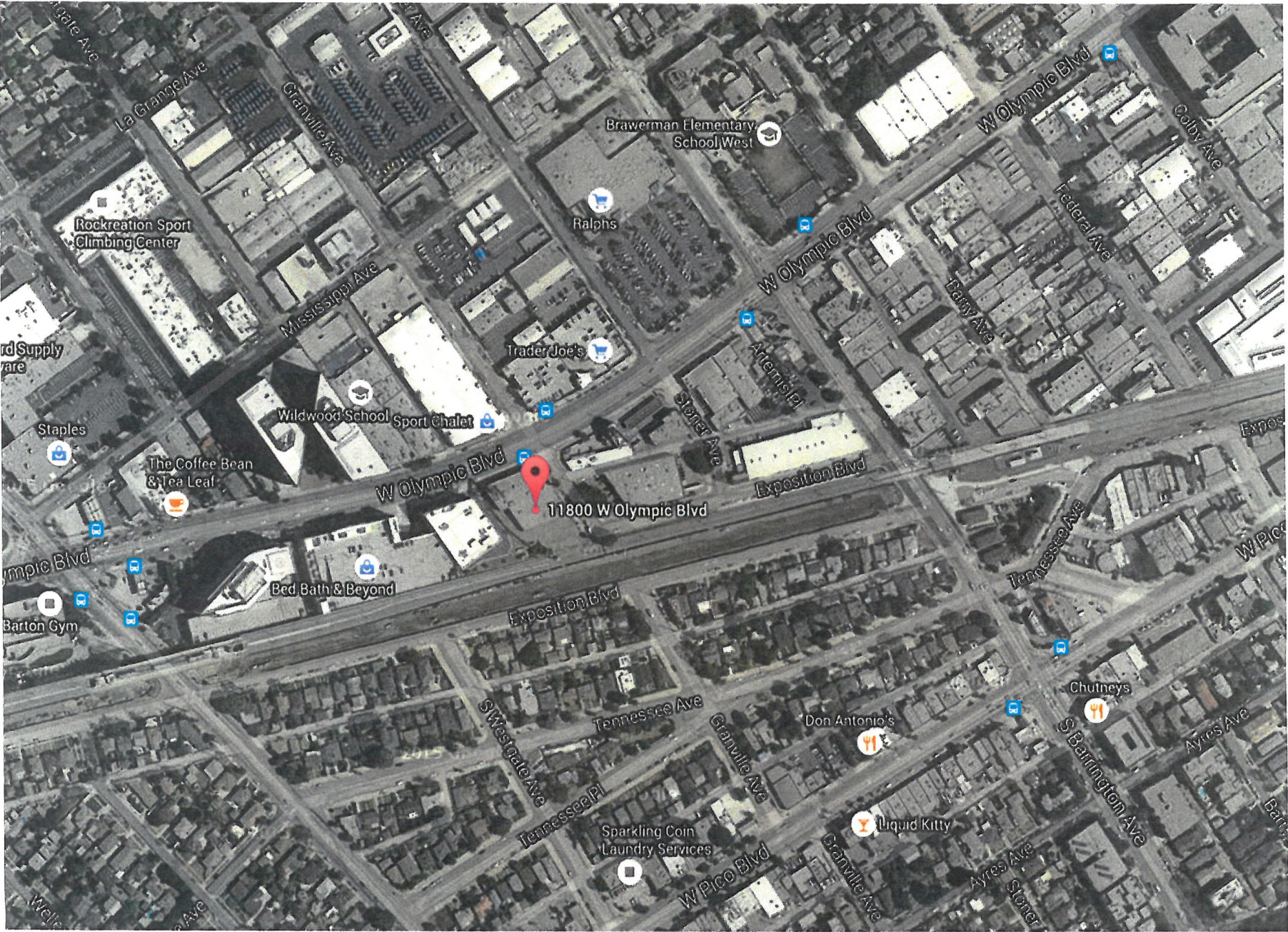
The constituent expressed concerns over the project's discretionary actions, increase in F.A.R., Olympic Boulevard frontage, traffic/circulation and the impact to the Metro Exposition Line right-of-way.

Silverstein Law Firm

A letter dated October 7, 2014 was received from the Silverstein Law Firm. They had following concerns 1) deficient parking, 2) excessive project size, 3) conflicts with the Exposition Line right-of-way, 4) Olympic Boulevard frontage, 5) inadequate queuing.

EXHIBIT A - MAPS

11800 W OLYMPIC BLVD





ZIMAS INTRANET

Generalized Zoning

09/26/2014

City of Los Angeles
Department of City Planning

Address: 11800 W OLYMPIC BLVD
APN: 4259024006
PIN #: 123B149 515

Tract: PACIFIC FARMS
Block: BLK 34
Lot: PT
Arb: 23

Zoning: M2-1
General Plan: Light Manufacturing



