



APPLICATIONS

APPEAL APPLICATION Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$229

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Case No.: CPC-2025-3449-CU3-SPPC-DRB-MSP-1A Date: 06/04/2026

Determination authority notified Receipt Number: 200625568645

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
- Zoning Administrator (ZA)

CASE INFORMATION

Case Number: CPC-2025-3449-CU3-SPPC-DRB-MSP

APN: 4378001041

Project Address: 2845, 2791, 2785 North Casiano Road

Final Date to Appeal: June 5, 2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

Entire Part

Are specific Conditions of Approval being appealed?

YES NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet, provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

APPELLANT

Check all that apply:

- Person, other than the applicant, Owner or Operator claiming to be aggrieved
- Representative Property Owner Applicant Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: JACK ZAKARIAIE AND NILOU ZAKARIAIE

Company/Organization: _____

Mailing Address: 2121 AVENUE OF THE STARS, #800

City: LOS ANGELES State: CA Zip Code: 90067

Telephone: 310-552-0066 E-mail: JACK@ZZATTORNEYS.COM

Is the appeal being filed on behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

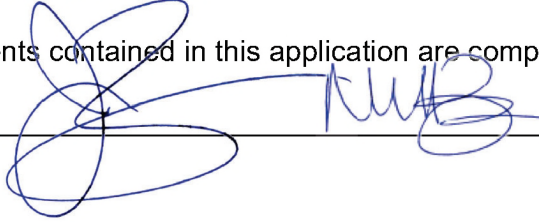
Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  Date: 6/4/2026

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.



QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

Drop off at DSC: Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. Alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

- Aggrieved Party*. The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

4. Noticing Requirements

- Copy of Mailing Labels*. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.
- Proof of payment or mailing must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

Aggrieved Party. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

JUSTIFICATION FOR APPEAL TO THE CITY COUNCIL

(Attachment to Appeal Application — Statement of Reasons)

Case No.: CPC-2025-3449-CU3-SPPC-DRB-MSP

CEQA No.: ENV-2025-3450-CE

Project: Milken Community School East Campus — 2845 / 2791 / 2785 N. Casiano Road, Los Angeles, CA 90077 (also addressed as 15600 Mulholland Drive)

Decision Appealed: Determination of the Los Angeles City Planning Commission, adopted April 23, 2026, mailed May 21, 2026, approving a Conditional Use, Project Compliance and Design Review under the Mulholland Scenic Parkway Specific Plan, and a CEQA categorical exemption.

Appellants: Jack M. Zakariaie and Nilou A. Zakariaie, residents and homeowners, Casiano Road, Los Angeles, CA 90077.

Scope of Appeal: Appellants appeal the entire determination — the entitlement approvals (Items 2–5) and the CEQA clearance (Item 1).

I. How Appellants Are Aggrieved

Appellants own and have resided in their home on Casiano Road since 1997, within the Bel Air Park community. Casiano Road is the sole vehicular access for our community and is also the sole access road for the Project site. We are directly and uniquely aggrieved by the decision: the approved 900-student, ~200-staff commuter high school will discharge its peak-hour traffic onto the one two-lane road we depend on to enter and leave our homes, in a corridor already saturated by eight other institutional uses. We have personally experienced both the worsening congestion on this road and multiple wildfires with associated evacuation orders. The decision threatens our safety, our ability to evacuate in an emergency, our access to our own property, and the quiet enjoyment and value of our home. Appellants are therefore aggrieved parties entitled to appeal.

II. Exhaustion and Preservation of the Record

Appellants timely raised every ground asserted here during the administrative proceedings, including in correspondence to the Commission dated April 19, 2026 and April 22, 2026, and appeared at the April 23, 2026 hearing. These objections were expressly presented to preserve the administrative record under Public Resources Code section 21177 and Government Code section 65009(b). The issues raised below were fairly presented to the decision-maker and are properly before the Council on appeal.

III. Why the Commission Erred

The Commission committed prejudicial error, and abused its discretion under CEQA and the LAMC, on each of the following independent grounds. Any one of them is sufficient to reverse.

Ground 1 — The Class 14 Categorical Exemption Fails on Its Face. CEQA Guidelines section 15314 permits a Class 14 exemption for additions to existing schools only where the addition does

not increase original student capacity by more than “25% or ten classrooms, whichever is less.” The Project increases the classroom count from 25 to 40 — fifteen new classrooms, a 60% increase that exceeds the ten-classroom cap on its face. Because the governing limit is the lesser of the two thresholds, the ten-classroom ceiling controls and is plainly exceeded. No substantial evidence supports a contrary finding, and the Class 14 exemption is unavailable as a matter of law.

Ground 2 — *The Class 1, 3, and 32 Exemptions Are Defeated by Unusual Circumstances.* Under CEQA Guidelines section 15300.2(c) and *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, a categorical exemption does not apply where unusual circumstances create a reasonable possibility of a significant environmental effect. This site presents that condition many times over. It is simultaneously: (i) within a Very High Fire Hazard Severity Zone, a High Wind Area, and a Fire Brush Clearance Zone; (ii) at the terminus of a roughly 1.5-mile institutional corridor housing nine schools; (iii) accessible only by a single collector road, Casiano Road; (iv) within the Hillside Construction Regulation District, with hillside and HCR overlays; and (v) in a region with documented, recurring wildfire evacuations. That convergence is the textbook definition of unusual circumstances, and it defeats reliance on the Class 1, Class 3, and Class 32 exemptions.

Ground 3 — *No Cumulative-Impact Analysis Was Performed.* CEQA Guidelines section 15300.2(b) bars a categorical exemption where the cumulative impact of successive projects of the same type in the same place is significant. The record contains no cumulative analysis of the eight other schools sharing this corridor and these same narrow roadways at the same peak hours. The Commission could not lawfully find the Project exempt without evaluating that cumulative burden, and it did not.

Ground 4 — *The Gibson “DRAFT” Memorandum Cannot Support a “No Impact” Finding.* The Commission’s no-impact conclusion rests entirely on the Gibson Transportation Consulting memorandum dated October 30, 2025 (Ref. J1930) — a document labeled “DRAFT” on its face. That memorandum is not substantial evidence. It is deficient in at least the following respects:

- A. **Wrong baseline.** Gibson measures the Project against a hypothetical 1,400-student university operation that has never existed at that intensity, rather than against actual existing conditions. The applicant’s own May 2025 driveway counts show approximately 695 daily trips. CEQA requires the baseline to reflect actual existing physical conditions. (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 320–321.) Measured against the correct baseline, the Project is a large net increase that far exceeds LADOT’s screening threshold, not a “net reduction.”
- B. **Unsupported 15% TDM credit.** A flat 15% trip-reduction credit is applied with no mode-share data, no empirical basis, and no enforcement mechanism — in an affluent, car-dependent hillside neighborhood with numerous teenage drivers. Removing this unsupported credit, even Gibson’s own figures require a full Traffic Impact Analysis.
- C. **Unrealistic queuing model.** The queuing analysis depends on idealized assumptions — a tidy arrival distribution and perfect 60- and 90-second service times — that bear no

relationship to real-world operation. Any ordinary variance spills queues onto Casiano Road, blocking neighborhood access and emergency routes.

- D. **Inadequate evacuation analysis.** The memorandum projects 1,714 vehicles through Casiano Road in a worst-case event and then resolves the crisis in a single sentence. There is no time modeling, no wildfire-during-school-hours scenario, no cumulative corridor analysis, and no LAFD sign-off in the record — in a Very High Fire Hazard Severity Zone.
- E. **No cumulative analysis.** The memorandum disregards the added pressure from the other schools in the corridor, independently violating section 15300.2(b).

Real-world evidence corroborates these defects. Video taken at a Milken Community School event on the morning of January 29, 2026 shows heavy congestion, long vehicle queues (including a school bus and a charter bus), private security directing traffic, and parking spillover on Casiano Road — the site's sole access road. Those conditions directly rebut the memorandum and underscore the unusual circumstances described above.

Ground 5 — Deferral of the Emergency Analysis Is Impermissible. The Commission deferred the Emergency Procedures / Operations Plan to a post-approval review by LAFD and LAPD. CEQA does not permit the deferral of environmental analysis and mitigation to a post-approval process. (POET, LLC v. State Air Resources Bd. (2013) 218 Cal.App.4th 681, 698–699.) In a Very High Fire Hazard Severity Zone served by a single road, the emergency-access and evacuation analysis had to be completed and supported by substantial evidence before approval — not promised afterward.

Ground 6 — The Conditional Use Findings Are Not Supported by Current Conditions. The Commission's compatibility findings improperly rest on the conditions that existed when the original University of Judaism permit issued in the mid-1970s, not on the conditions of 2026. The use has changed fundamentally — from a residential post-secondary institution, where (1) a substantial share of students lived on campus and did not generate daily trips, and (2) those students who did commute and faculty arrived on campus and departed at all times throughout the day (typical of post-secondary institutions) to a commuter high school of up to 900 students and roughly 200 staff, none residing on site, generating an estimated 1,100-plus daily vehicle trips concentrated at peak hours before and after school hours. The surroundings have likewise changed: Berkeley Hall, Curtis School, the Stephen Wise high school, and the 145-home Bel Air Park community on Casiano Road all arrived or were built after the original permit. When Stephen Wise sought its high-school permit in 1993, the City required a full Environmental Impact Report; the cumulative institutional presence has only intensified since. The original findings cannot be transferred to this fundamentally different use, and the LAMC compatibility and public-welfare findings are unsupported by substantial evidence.

Ground 7 — Specific Plan / Design Review Error and an Unresolved Factual Contradiction. Treating the Project as exempt from Mulholland Scenic Parkway Specific Plan Design Review was error, and the determination is internally inconsistent on a fact material to that conclusion. Page 1 of the determination states the site is “upslope and Visible from the Mulholland Drive right-of-way,” and Section 5.D of the Findings agrees that the campus “is visible from Mulholland

Drive,” yet Finding 5.A.2.a.i states the site and renovations are “not visible from Mulholland Drive.” A determination resting on contradictory findings about visibility cannot support the viewshed and Specific Plan conclusions and warrants reversal or remand.

Ground 8 — Public Notice Was Defective. The public hearing notice omitted material components of the Project as approved, including the six annual special events extending to 10:00 p.m. and the weekend campus access for up to 150 faculty, staff, and students. Those omissions deprived the community of adequate notice of the Project's true intensity and operating profile, in violation of Government Code sections 65091 and 65905.

IV. Relief Requested

Appellants respectfully request that the City Council:

1. **Grant the appeal and reverse** the Commission's determination, deny the Project approvals, and direct preparation of an Initial Study and Environmental Impact Report; or
2. **In the alternative, remand** with directions to (i) prepare an independent, peer-reviewed traffic study by a firm other than Gibson, using the actual current baseline; (ii) prepare a separate, LAFD-approved wildfire evacuation study modeling a school-hour event and the full corridor; and (iii) complete and sign a final Emergency Operations Plan, all prior to any approval; and
3. **At a minimum, impose** the conditions sought by the affected HOA Boards (April 14, 2026), including a new non-Gibson traffic study, annual traffic monitoring and reporting, LAFD/LADOT clearance as a precondition to any future enrollment increase, and on-site empowered traffic controllers during peak periods.

These grounds are presented to preserve the administrative record under Public Resources Code section 21177 and Government Code section 65009(b). Appellants reserve the right to supplement this statement and to be heard at the Council hearing.

Respectfully submitted,



Jack M. Zakariaie



Nilou A. Zakariaie

Appellants — Casiano Road, Los Angeles, CA 90077

Date: June 4, 2026

Applicant Copy

Office: Downtown

Application Invoice No: 109258



68001109258

City of Los Angeles
Department of City Planning



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit <https://planning.lacity.gov/pdiscaseinfo/> and enter the Case Number.

Payment Info: \$281.67 was paid on 06/04/2026 with receipt number 200625568645

Applicant: Jack Zakariaie (Zakariaie & Zakariaie)
Representative:
Project Address: 2785 N CASIANO ROAD, 90077

NOTES:

CPC-2025-3449-CU3-SPPC-DRB-MSP-1A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	\$229.00	100 %	\$229.00
Case Total			\$229.00
* Fees Subject to Surcharges			\$229.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$0.00
Expediting Fee			\$0.00
Development Services Center Surcharge (3%)			\$6.87
City Planning Systems Development Surcharge (6%)			\$13.74
Operating Surcharge (7%)			\$16.03
General Plan Maintenance Surcharge (7%)			\$16.03

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General Plan Maintenance Surcharge (7%)	\$16.03
Grand Total	\$281.67
Total Overpayment Amount	\$0.00
Total Paid (amount must equal sum of all checks)	\$281.67

Council District:

Plan Area:

Processed by RUBEN VASQUEZ on 6/4/2026

Signature: _____



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 21, 2026

Case No.: CPC-2025-3449-CU3-SPPC-DRB-MSP
CEQA: ENV-2025-3450-CE
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Yaroslavsky

Project Site: 2845, 2791, 2785 North Casiano Road

Applicant: Tarryn Breskal, CFO/COO, Milken Community School
Representative: Mark Armbruster, Armbruster Goldsmith & Delvac LLP

At its meeting **April 23, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students, grades 9 through 12. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior-only renovations reconfigure existing square footage, increasing the classroom count from 25 classrooms to a total of 40 classrooms. Proposed hours of operation are weekdays Monday to Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 7:30 p.m. for extracurricular activities including after-school sports. A limited number of faculty and students will have access to the campus on Saturdays and Sundays for extracurricular activities during both the regular school year and the summer. Summer school and summer day camp hours of operation are 8:00 a.m. to 3:30 p.m., Monday through Friday. There will be a maximum of six special events per year which will last until 10:00 p.m. in the evening and may occur on weekdays or weekends.

The site is in the Inner and Outer Corridors of the Mulholland Scenic Parkway Specific Plan and is upslope and Visible from the Mulholland Drive right-of-way. The Project does not propose any tree removals or grading.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1 for existing structures), Section 15303 (Class 3 for conversion of small structures), Section 15314 (Class 14 minor additions to schools), and Section 15332 (Class 32 for in-fill development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Chapter 1 Section 12.24 U.24 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a private high school (Grades 9 through 12) in the RE Zone with a total of 40 classrooms and a maximum enrollment of 900 students;
3. **Approved**, pursuant to LAMC Chapter 1 Sections 11.5.7 and 16.50 and Chapter 1A Section 13B.4.3, a Project Compliance and Design Review with the Mulholland Scenic Parkway Specific Plan for the use and maintenance of an existing school facility for a private high school (Grades 9-12) with a total of 40 classrooms and maximum enrollment of 900 students;
4. **Adopted** the attached Modified Conditions of Approval; and

5. **Adopted** the attached Amended Findings.

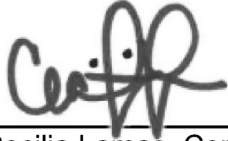
The vote proceeded as follows:

Moved: Rosenstein

Second: Klein

Ayes: Chavez, Choe, Diaz, Johnson, Lawshe, Saitman, Zamora

Vote: 9 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission is appealable to City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council.

FINAL APPEAL DATE: JUNE 5, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

HOW TO FILE AN APPEAL

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ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

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IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

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CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Modified Conditions of Approval, Amended Findings

cc: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Renata Ooms, City Planner
Tiffany Corrales, Planning Assistant

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on April 23, 2026)

Pursuant to Sections 12.24.U.24, 11.5.7 and 16.50 of Chapter 1 and 13B.2.3 and 13B.4.3. of Chapter 1A, of the Los Angeles Municipal Code and the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), the following conditions are hereby imposed upon the use of the subject property.

Conditional Use Conditions

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The use of the property shall be limited to a private educational institution, grades 9 through 12, and incidental activities directly related to the school, on the subject property in the RE15-1-H and RE40-1-H Zones.
3. **Enrollment.** The school shall be permitted a maximum enrollment of 900 students, serving Grades 9 through 12, with the following limitations and requirements:
 - a. For the 2026-2027 school year, the maximum enrollment shall be 544 students
 - b. For the 2027-2028 school year, the maximum enrollment shall be 619 students.
 - c. For the 2028-2029 school year, the maximum enrollment shall be 694 students.
 - d. For the 2029-2030 school year, the maximum enrollment shall be 769 students.
 - e. For the 2030-2031 school year, the maximum enrollment shall be 844 students.
 - f. For the 2031-2032 school year and beyond, the maximum enrollment shall be 900 students.
4. **Staff.** The school shall have a maximum of 100 teachers and 80 administrative staff members permitted on-site at any one time. All school administrators, faculty and school board members shall be provided a copy of the subject determination.
5. **Classrooms.** The school shall have a maximum of 40 classrooms.
6. **Auditorium Seating.** Auditorium seating shall be limited to 400 total fixed seats.
7. **Hours of Operation.** The applicant shall comply with the following hours of operation:

- a. Normal instructional hours for the school shall be between 7:30 a.m. and 3:30 p.m., Monday through Friday, during the academic school year.
- b. After-school extracurricular activities, including sports, shall be permitted until 7:30 p.m., Monday through Friday, year round (academic school year and summer months).
- c. A maximum of 150 Faculty, staff, and students shall have access to the campus on Saturdays and Sundays from 8:00 a.m. to 3:30 p.m. for extracurricular activities year round (during both the regular academic school year and summer school and summer day camp sessions).
- d. Summer school and day camp hours shall be permitted between 8:00 a.m. and 3:30 p.m., Monday through Friday, during the summer months (generally June through August).
- e. Teacher preparations, normal school maintenance, individual parent conferences with teachers, school board meetings and similar customary school activities may extend beyond the hours set forth above.

8. Special Events and Non-instructional School Events.

- a. Special Events shall be limited to no more than six in any calendar year and may occur on weekdays or weekends (Monday through Sunday).
 - i. Special Events are defined as those events that are intended to include the entire Milken Community School student body, parents, family and Milken Community School faculty and staff.
 - ii. Special events that occur outside of normal academic school year or during the summer shall end approximately by 10:00 p.m.
 - iii. The applicant shall ensure that adequate parking for all attendees is provided either on-site or off-site at a nearby property and/or other locations which the school may secure. Persons arriving in vehicles which cannot be accommodated on-site shall be instructed to park at the off-site parking location(s), and the applicant shall provide an on-site valet service or shuttle services to transport the attendees between the off-site parking location(s) and the school.
- b. A copy of the School Calendar and List of Special Events shall be submitted to the Department of City Planning (for inclusion in the case file) and posted on the school's internet website at least 60 days prior to the beginning of each school year.

9. Floor Area. No new construction is proposed and therefore no additional square footage is approved herein. The Academic and Administrative Building shall not exceed the previously approved floor area of 125,000 square feet under Case No. ZA-18445. The Student Union Building shall not exceed the previously approved floor area of 13,600 square feet under Case No. DIR-2002-2717-SPPM-SPPA.

- 10. Interior Improvements.** The applicant shall obtain any required building permits from the Department of Building and Safety and any other applicable City Departments for interior improvements made or proposed to the buildings on the campus.
- 11. Height.** The height of the existing Academic and Administrative Building shall not exceed the previously approved height of 62 feet under Case No. ZA-18445 on March 3, 1975. The Student Union Building shall not exceed the previously approved height of 33 feet under Case No. DIR-2002-2717-SPPM-SPPA on May 30, 2002.
- 12. Grading.** No grading is approved as part of this determination. The project does not propose any grading.
- 13. Graffiti.** All graffiti on site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of occurrence.
- 14. Fencing.** The height of existing fences shall not exceed 8 feet, as previously approved under Case No. DIR-2018-0485-DRB-SPP-MSP.
- 15. Fencing Compliance with Future Regulations.** As a part of the permitting process, any future regulations related to wildlife movement shall be considered and analyzed to the satisfaction of the Department of City Planning in relation to proposed fencing. There shall be general compliance with future regulations, while not compromising the ability for the school to provide security for campus.
- 16. Automobile Parking.**
 - a. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
 - b. A total of 396 parking spaces shall be maintained on site as shown in Exhibit "A."
 - c. Provisions shall be made for parking with a valet or parking off-site with shuttle service of more than 390 vehicles are anticipated for a special event and these vehicles cannot be accommodated elsewhere on-site (such as on the athletic fields).
 - d. **Carpooling Requirement for Eligible Senior (12th Grade) Drivers.** The school shall implement the following carpooling requirement for all eligible Senior students parking on campus: Senior students who are legally permitted, pursuant to California State law, to drive other students enrolled at the school may only obtain a campus parking permit if they carpool to campus. If a student is not legally permitted to drive other students, however, they may not be required to carpool but may be permitted to obtain an on-campus parking permit.
- 17. Traffic and Parking.** 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 City Planning Department annually for inclusion into the case file. 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 and student who parks on the property. Additionally, activities outside normal school hours, including parent teacher conferences, school meetings, and other customary school activities shall be

scheduled so as to adequately provide parking on-site for all staff and visitors. Arrangements shall be made to provide off-street parking for events exceeding the parking capacity on-site.

18. Transportation Demand Management

- a. The project shall be required to operate shuttles for circulation between Milken East Campus (the project site) and the existing Milken West Campus, as well as the Skirball Center, the Bel Air Presbyterian Church property parking lot, and/or other remote parking locations to the satisfaction of the Department of Transportation.
- b. Shuttle service will be provided for students daily from 6:30 a.m. to 9:00 a.m. and 2:00 p.m. to 6:15 p.m. Non-stop shuttle service will be provided for faculty and staff.
- c. The school shall provide bus transportation services to students from locations in the Westside and San Fernando Valley.

19. Traffic and Circulation. The project shall comply with the following conditions to the satisfaction of the Department of City Planning:

- a. Student drop-off and pick-up shall be performed completely on the subject property, within the area designated for pick-up/drop-off.
- b. Stacking for vehicles shall occur completely on site; no vehicle queuing is permitted on Mulholland Drive.
- c. The school shall hire or assign an individual to monitor and direct traffic at the driveway entrance of the school at Casiano Road, to ensure that no blockage occurs on the public street during the hours of 7:30 a.m. to 8:30 a.m. and 3:00 p.m. to 4:00 p.m.
- d. The school shall hire or assign an individual to monitor and direct traffic at the drop-off/pick-up lane on-site. The monitor shall direct traffic entering the lane so as to move traffic continuously during the hours of 7:30 a.m. to 8:30 a.m. and 3:00 p.m. to 4:00 p.m.
- e. A No Right-Turn restriction sign shall be installed and maintained at Gates by the applicant at the driveway locations to limit outbound vehicles to left-turn movements.
- f. Gate 1 shall be used for ingress-only access to the primary vehicular drop-off and pick-up location for students.
- g. Gates 2, 3, and 4 shall provide ingress and egress access to their respective parking areas.
- h. Bus and shuttle ingress and egress: Gate 3 shall be used for bus and shuttle ingress to access the on-site drop-off and pick-up location for students. Gate 4 shall be used for bus egress.
- i. School-operated buses, and all other vehicles which transport students to and/or from school, shall load and unload students within school property and not on any adjoining streets. School and visitor-operated sports buses shall be required to do the same.

The school shall include the foregoing drop-off/pick-up requirements in its Parent/Student Handbook of Rules and Regulations.

20. Noise.

- a. School bells shall be used in the vicinity of the Academic and Administrative Building only during regular school hours, Monday through Friday between 7:30 a.m. and 3:30 p.m.
- b. No outdoor sound systems permitted for the existing athletic areas.
- c. No amplified music or loud non-amplified music is permitted outside.
- d. 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.
- e. Motorized cleaning and landscaping (taking place outside) shall not be permitted before 7 a.m. or after 9 p.m.

21. Athletic Fields and Facilities

- a. Permanent or portable seats are not permitted on any athletic fields.
- b. Lighting is not permitted on any athletic fields with the exception of any security lighting which may be determined necessary for safety reasons.

22. Deliveries. Delivery vehicles shall be permitted between the hours of 7:00am to 9:00pm, Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. No deliveries shall be permitted on Sunday.

23. Neighborhood Outreach and Notice.

- a. A copy of the Calendar and List of Special Events shall be posted online on the school's website 10 days prior to the beginning of each school year for public reference.
- b. A Community Relations representative shall be designated and contact information of that person posted online on the school's website, and prominently at the school, 10 days prior to the beginning of each school session.
- c. A complaint log shall be kept and include the complainant's name, date and time of complaint, phone number, the nature of the complaint, the date and time of the response of the complaint, and a description of how the issue was responded to or resolved. Record of all complaints must be maintained on the premise. Information on how the public can report concerns or complaints shall be posted online on the school's website 10 days prior to the beginning of each school session for public reference.

24. Emergencies. 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.

- 25. Security.** 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 to the LAPD Commanding Officer a diagram of the site indicating access routes and any additional information to facilitate police response. The applicant shall submit evidence of compliance to the City Planning Department.
- 26. Condition Compliance.** 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 to file for a Modification of Entitlement pursuant Chapter 1A Section 13B.2.3.H of the LAMC. In the event of a Modification of Entitlement filing, the applicant shall prepare a radius map and notification to be mailed to all owners and occupants of properties abutting the subject site.
- 27. Modification of Entitlement (Plan Approval).** Any adjustments to the subject conditional use entitlement shall be subject to Modification of Entitlement review with a written determination and appeal period, pursuant to Section 13B.2.3.H of Chapter 1A of the LAMC. The Director of Planning will have the discretion to require a full range of plan approval procedures in order to accommodate the request at hand. Further, any plan approval determination shall follow the mailing procedures of LAMC Section 13B.2.3 of Chapter 1A.
- 28.** All school administrators, faculty and school board members shall be provided a copy of the subject determination.

Specific Plan Conditions

- 29. Design Review.** All new buildings and building additions, structures, use of land, grading and landscaping shall be subject to Mulholland Scenic Parkway Specific Plan Design Review and Project Compliance, if applicable, in accordance with Sec. 11 of the Mulholland Specific Plan and Sec. 11.5.7 of the LAMC of Chapter 1 and 13B.4.3. of Chapter 1A, prior to the issuance of any building permits, grading permits or use of land permits by the Department of Building and Safety.
- 30. Exterior Colors.** All exterior Colors shall match existing colors or be 25% greyscale or greater except white and emphasize a color palette that is consistent with the Santa Monica Mountains.
- 31. Exterior Lighting.** Any proposed outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
- 32. Skylights.** All new skylights shall be a maximum of 4 square feet, dark-tinted, recessed, and non-reflective.

- 33. New Glass.** All glass materials shall be non-glare and non-reflective.
- 34. Rooftop Equipment.** Any additions to, changes in or new rooftop mechanical equipment or duct work shall be screened from view.
- 35. Trash Receptacles.** All trash and recycling receptacles shall be stored within an enclosed structure or otherwise screened from view.
- 36. Environmental Protection Measures.** Pursuant to Sections 6.B and 5.B, no oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved without written approval of the Director. There are no oak trees proposed for removal nor approved for removal
- 37. Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. The removal of any protected tree shall follow the rules and regulations of a tree removal permit with Urban Forestry review.
- 38. Landscape Plans.** No landscaping is proposed and therefore no change to the landscape is approved. Any proposed landscaping or maintenance that occurs on the site shall be in compliance with the Mulholland Scenic Parkway Specific Plan. Additionally, any proposed landscaping shall consist of native-type fire resistant plant materials. The following plant material shall not be planted:

Prohibited Plant Material

Acacia decurrens (GREEN WATTLE)
 Acacia melanoxylon (BLACKWOOD ACACIA)
 Achillea millefolium (COMMON YARROW)
 Ailanthus altissima (TREE-OF-HEAVEN)
 Albizia distachya (PLUME ALBIZIA)
 Atriplex semibaccata (AUSTRALIAN SALT BUSH)
 Bamboo sp.
 Brassica sp.
 Calocedrus decurrens (INCENSE CEDAR)
 Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)
 Cirsium vulgare and all other thistles
 Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)
 Cotoneaster lacteus
 Cupressus sempervirens (ITALIAN CYPRESS)
 Cytisus (BROOM)
 Eucalyptus sp.
 Hirschfeldia incana (WILD MUSTARD)
 Lantana camara
 Lobularia maritima (SWEET ALYSSUM)
 Nicotiana glauca (TREE TOBACCO)
 Oxalis pes-caprae (BERMUDA BUTTERCUP)
 Palmae (PALM)
 Pennisetum setaceum (FOUNTAIN GRASS)
 Podocarpus
 Rhus
 Ricinus communis (CASTER BEAN)
 Robinia pseudoacacia (BLACK LOCUST)

Schinus terebinthifolius (BRAZILIAN PEPPER)
Tamarix aphylla (ATHEL TREE)

The prohibited Plant Material list shall be printed on the landscape plan. The landscape plan shall be updated to comply with this condition.

- 39. Wildlife.** Should an agreement between the Applicant and the Mountains Recreation and Conservation Authority (MRCA) be reached, a Deed Restriction via Covenant would prohibit fencing, walls, lighting, planting of non-native vegetation, structures, or new hardscape within the deed restricted area. This deed restriction would not affect the residence as currently proposed, or interfere with its stated purpose as a single-family residence and the existing hardscape pathways would be specifically exempted from the prohibition on hardscape. If and when this agreement is reached, a copy shall be provided for the case file.

Administrative Conditions

- 40. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
- 41. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
- 42. 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 Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 43. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
- 44. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 45. Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 46. Corrective Conditions.** The authorized use shall be conducted at all time with due regards to 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.
- 47. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, 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.
- c. 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 \$50,000. 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 (b).
- d. 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 (b).
- e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

FINDINGS

(As Amended by the City Planning Commission at its meeting on April 23, 2026)

Conditional Use Findings

- 1. 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 proposed project is for the reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students grades 9 through 12. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior renovations reconfigure existing square footage, increasing the classroom count from 25 to a total of 40 classrooms. Hours of operation are weekdays Monday to Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 7:30 p.m. for after-school extracurricular activities. The school is limited to a maximum of six Special Events per school year. Special Events will last until 10:00 p.m and may occur on Weekends. Summer school and summer day camp hours of operation are weekdays from 8:00 a.m. to 3:30 p.m.

The project proposes to use the existing 21-acre educational campus for a private high school. Therefore, the project will perform a function or provide a service that is essential and beneficial to the community, city, or region. The American Jewish University campus has been used and maintained for decades as an educational institution and the proposed project would use a total of 138,600 square feet of existing building square footage for the proposed school. The proposed school has a maximum enrollment of 900 students, which is below the originally permitted 1,400 students allowed per the original Conditional Use Permit. Additionally, the student enrollment has been conditioned to allow a maximum of 544 students in the 2026-2027 school year and to increase by 75 students year over year, up to a maximum of 900 students. The proposed revitalization of the campus through this comparable use would benefit the community.

The project proposes no new construction, no grading, and no exterior renovations, preserving the 21-acre site as it is today. A majority of the western portion of the project site is characterized by natural sloping hillsides and natural vegetation. The project does not propose any exterior changes, therefore preserving the natural topography and landscaping of the site. Therefore, in addition to preserving the existing buildings and facilities located on the site, the project will also preserve the natural topography and will be compatible with the characteristics of the Santa Monica Mountains.

The design, location, operating characteristics and size of the school is consistent with existing land uses in the vicinity in terms of aesthetics, character, scale and view protection. The only proposed renovations will take place in the interior of existing buildings, and no new construction is proposed and therefore will not impact existing view corridors. Allowing for the interior work of the Milken Community School East Campus will not detract from the visual character of the community or Specific Plan area.

2. 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 proposed project is for the reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students grades 9 through 12. Additionally, the student enrollment has been conditioned to allow a maximum of 544 students in the 2026 school year and to increase over the years with no more than an increase by 75 students year over year, up to a maximum of 900 students. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior only renovations reconfigure existing square footage, increasing the classroom count from 25 to a total of 40 classrooms. Proposed hours of operation are weekdays Monday through Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 7:30 p.m. for after-school extracurricular activities. The school is limited to a maximum of six Special Events per school year. Special Events will last until 10:00 p.m. and may occur on Weekends. Summer school and summer day camp hours of operation are weekdays Monday through Friday from 8:00 a.m. to 3:30 p.m.

The project proposes to use the existing educational campus with interior renovations only. Therefore, as further conditioned herein, the project's existing 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 proposed project retains the existing 396 automobile parking spaces which exceeds the 277 spaces required by code for the proposed high school. The proposed school has a plan in place for drop-off and pick-up, ensuring the queuing of cars is kept on-site in the existing parking areas. Additionally, the project is conditioned with a carpooling requirement for all Senior students parking on campus. Senior students who are legally eligible to drive other students¹ may only obtain a campus parking permit if they carpool to campus. If a student is not legally eligible to drive other students, they may not carpool but are permitted to obtain an on-campus parking permit. With shuttles and buses available as alternate options for transportation, the school can effectively manage transportation demand and reduce trips to the project site and will not adversely affect or degrade adjacent properties or the surrounding neighborhood.

The project is conditioned herein to further ensure compatibility with surrounding uses and the Mulholland Scenic Parkway environment. Project conditions herein specify the improvements, square footage, and height of structures allowed under this grant. The applicant is providing a sufficient number of on-site parking spaces and student drop-off/pickup is conditioned to take place on site. Lighting is conditioned to reduce impacts of light and glare on neighboring properties. The school's hours of operation for students, staff, and athletic/special events are conditioned to reduce noise and traffic congestion in the surrounding area. The project site is located in a Very High Fire Severity Zone, and for fire safety the project's Emergency Procedures Plan is conditioned herein for review by the Los Angeles Fire Department. LAFD Station 109, located at 16500 Mulholland Drive is approximately 1.04 linear miles from the project site. All improvements to the Mulholland Drive right-of-way, including

¹ Pursuant to California Vehicle Law 12814.6, during the first twelve months after issuance of a provisional license, the licensee may not transport passengers who are under 20 years of age.

changes/improvements, and lighting, are subject to the regulations of the Mulholland Scenic Parkway Specific Plan, Section 7 as well as the requirements of the Bureau of Engineering. Furthermore, the project's Emergency Procedures Plan will be reviewed by the Los Angeles Police Department, as conditioned herein, to enhance safety and security. Any tree removal in the public right-of-way will require approval by Urban Forestry and the Board of Public Works to ensure that street trees are protected and replaced if removal is necessary. Prior to the issuance of a certificate of occupancy for the school, 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. Therefore, 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.

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

The proposed project is for the reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students grades 9 through 12. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior only renovations reconfigure existing square footage, increasing the classroom count from 25 to a total of 40 classrooms.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is composed of a range of State-mandated elements, including, Land Use, Transportation (Mobility), Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 34 community plans that establish parameters for land use decisions within those sub-areas of the City.

Framework Element of the General Plan. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The Framework Element includes the following goals and objectives:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's Existing and future residents, businesses, and visitors.

The proposed Milken Community School will provide a beneficial service to the community providing quality education to the community.

Objective 3.5 – Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

The re-use of the existing campus is a significant benefit to maintaining and preserving the community character and uses. The design, location, operating characteristics and size of the school is consistent with existing land uses in the vicinity in terms of aesthetics, character, scale and view protection. The only proposed renovations will take place in the interior of existing buildings and will not add square footage or impact existing view corridors. Therefore,

the Project will not affect the neighborhood's predominant and distinguishing characteristics and will contribute to maintaining the scale and character of the neighborhood. Additionally, the proposed interior renovations do not affect the natural topography or landscaping on the Project Site. Therefore, the Project assures maximum preservation of the parkway's scenic features and resources and will contribute to maintaining the scale and character of the neighborhood.

Bel Air- Beverly Crest Community Plan The project is consistent with the Community Plan's goals, objectives and policies, as listed below:

Purpose of the Community Plan: Preserving and enhancing the positive characteristics of existing uses which provide the foundation for Community identity, such as scale, height bulk, setbacks, and appearance.

The project does not propose any new construction or exterior alterations. The project only proposes interior renovation and will preserve the existing exterior appearance of the former American Jewish University campus, thus preserving community identity. Furthermore, the project's existing location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade the surrounding neighborhood.

Specific Plan Findings

- 4. A recommendation was not made by the Mulholland Scenic Parkway Specific Plan Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50 of Chapter 1 and 13B.4.3. of Chapter 1A:**

Although the proposed project is located within the Mulholland Scenic Parkway Specific Plan, the project does not meet the definition of a Project per Section 11.J of the Specific Plan, as it meets all the qualifications to be exempt, and therefore the Design Review Board took no action on this application.

- 5. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

Based on a review of the plans submitted with the application, marked "Exhibit A," the following findings are in accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

Section 5.A: Uses. Section 5.A regulates uses in the Specific Plan area. The project proposes the use of land for interior improvements to an existing school campus, which is a permitted use in the Institutional Corridor if approved under a discretionary review (i.e. Conditional Use) by the appropriate decision maker. As such, the project use complies with Sections 5.A.2.a. and 5.A.2.b.iii of the Specific Plan.

As required under Specific Plan **Section 5.A.2.a**, the project complies with the following findings:

Section 5.A.2.a. Discretionary Uses - Findings

i. The use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive. The project site's facilities are developed on the flat portions of the development footprint and are existing structures. The subject site is bounded by a Specific Plan designated Prominent Ridgeline to the southwest. No development is proposed in the vicinity of this Prominent Ridgeline. The subject site and proposed interior renovations are not visible from Mulholland Drive. Therefore, as proposed and conditioned, the use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive.

ii. The use preserves the residential character along the right-of-way. The subject site is located within the Institutional Use Corridor as established by the specific plan, and is also regulated by the Outer and Inner Corridor Regulations. The nearest single-family residential neighborhoods are approximately 200 feet to the south of the southernmost built structure on the campus. Therefore, there is no adverse effect to the residential character along the Mulholland right-of-way.

iii. The use is compatible with the scenic parkway environment. As previously stated, no improvements are proposed on a Prominent Ridgeline. Therefore, as proposed and conditioned, the proposed Milken Community School is compatible with the scenic parkway environment.

iv. The use preserves and/or enhances land having exceptional recreational and/or educational value. The school campus includes recreational uses on site (athletic facilities). Furthermore, a portion of the site is retained as grass rather than planted with native plant materials for school recreational and sports purposes. Therefore, the use preserves and/or enhances land having both exceptional recreational and/or educational value.

v. Any grading is minimized. The project does not propose any grading therefore this finding is not applicable.

vi. Any graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains. No slopes are proposed for grading herein; therefore, this finding is not applicable.

vii. The use preserves the natural topography, prevents erosion, and protects native vegetation. No grading is proposed that would alter the natural topography of the site. Therefore, the proposed interior improvements preserve the natural topography, prevent erosion, and protect native vegetation.

viii. The use preserves the ecological balance. The project consists of interior renovations to an existing school campus where no specially designated ecological areas exist.

ix. The use protects the Prominent Ridges, streams and environmentally sensitive areas, and the aquatic, biologic, and topographic features therein. As previously stated, no improvements are proposed on the Prominent Ridgeline located to the southwest of the site. There are no streams or aquatic features on the subject site. Therefore, the use protects the Prominent Ridges, streams and environmentally sensitive areas, and the aquatic, biologic, and topographic features.

x. The use protects identified archaeological and paleontological sites. No archaeological or paleontological resources have been previously identified at the subject site.

xi. The use minimizes driveway and private street access into the right-of-way. No changes are proposed to the existing driveway access points, and therefore, this finding is not applicable.

xii. The use minimizes the visual intrusion of lighting into the right-of-way. All existing lighting will remain and no new lighting is proposed, therefore minimizing the visual intrusion of lighting into the right-of-way.

Section 5.A.2.b.iii. Discretionary Uses - Uses - Schools, churches and accessory buildings thereto, provided they are located within the institutional use corridor.

The proposed project is for the use and maintenance of an existing school campus within the Institutional Corridor of the Mulholland Scenic Parkway Specific Plan, therefore allowed by Conditional Use per this Section.

Section 5.B. Environmental Protection Measures. Section 5.B of the Specific Plan regulates environmental protection measures; specifically, Prominent Ridges, streams, parklands, oak trees, and archaeological and paleontological resources. The subject property is bordered by a Prominent Ridge (as designated by Mulholland Scenic Parkway Specific Plan Maps 6 and 7) to the southwest of the site. However, the project does not involve any grading or construction on the Prominent Ridge. The project is further than 100 feet from a watercourse and is not subject to Section 5.B.2, which limits grading within 100 feet of a stream bank. Additionally, the project is not within 200 feet from a public parkland and is not subject to Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does not propose to remove, move, or alter any protected or native trees, which include Oak trees, in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 5.B of the Specific Plan.

Section 5.C. Grading. Specific Plan Section 5.C regulates grading.

The applicant does not propose any grading. Furthermore, the applicant is subject to the stricter grading limits in the LAMC and is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division. As such, the project complies with Section 5.C of the Specific Plan.

Section 5.D: Building Standards. Specific Plan Section 5.D regulates Viewshed Protection for lots visible from Mulholland Drive, building heights, yards, fences/gates/walls, drainpipes, utilities, and roofs. The Milken Community School East Campus site is visible from Mulholland Drive. As per Section 5.D.1 of the Specific Plan, the decision maker may approve a project's penetration into the viewshed after making the following findings:

1. The Department of Building and Safety has determined that the height of the project does not exceed the height limits allowed under the Specific Plan Section 5.D.2; and

2. The project is designed to complement the view from Mulholland Drive.

The proposed project does not alter the existing height of the buildings and therefore the project meets the viewshed protection and height requirements of Section 5.D.1 and 5.D.2 of the Specific Plan.

Section 11.I.3 Design Review Criteria.

Based on a review of the project proposal, the proposed Milken Community School East Campus interior renovations are not subject to the Mulholland Scenic Parkway Specific Plan Design and Preservation Guidelines and therefore do not apply. The existing campus is compatible with the surrounding institutional uses, single-family dwellings, and the natural resources of the parkway environment.

Environmental Findings

The project was analyzed under Case No. ENV-2025-3450-CE as the use and maintenance of an existing site that was conditionally used for housing and educating students was categorized as a minor alteration to a school.

6. The proposed project qualifies for a Class 1, Class 3, Class 14, and Class 32 Categorical Exemptions. The Categorical Exception document attached to the subject case file provides the full analysis and justification for project conformance with the definitions of a Class 1, Class 14, and Class 32 Categorical Exemptions.

The project qualifies for an Exemption under CEQA pursuant to CEQA Guidelines Section 15301, Class 1, as follows:

Class 1 consists of the minor operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that is existing at the time of the lead agency's determination. The project qualifies for Class 1 Categorical Exemption because it is for the use and maintenance of an existing school and interior renovations, but no new construction or exterior improvements.

The project qualifies for an Exemption under CEQA pursuant to CEQA Guidelines Section 15303, Class 3, as follows:

Class 3 consists of the conversion of existing structures from one use to another where only minor exterior modifications are made. The project qualifies for a Class 3 Categorical Exemption because the project reuses existing university buildings for a proposed high school use with no additional square footage and no exterior modifications.

The project qualifies for an Exemption under CEQA pursuant to CEQA Guidelines Section 15314, Class 14, as follows:

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase the original student capacity by more than 25% or ten classrooms, whichever is less. The project qualifies for Class 14 Categorical Exemption because the proposed maximum student enrollment of 900 students is less than the originally approved 1,400 students and therefore the project does not increase the student capacity by more than 25%, the project decreases the student capacity.

The project qualifies for an Exemption under CEQA pursuant to CEQA Guidelines Section 15332, Class 32, as follows:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. The project qualifies for a Class 32 Categorical Exemption because the project is consistent with the applicable general plan designation, general plan policies, zoning designation and regulations, is no more than 5 acres, has no value as habitat, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

Furthermore, the project is not exempt from the use of a categorical exemption due to location, cumulative impact of similar projects, or unusual circumstances. The project is not located on a state designated scenic highway or hazardous waste site. The project is not the site of a historic resource. Therefore, as set forth in State CEQA Guidelines Section 15300.2, there are no exceptions that would prohibit the use of any categorical exemption.

- 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 the flood zone.