

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 SALTBUSH)
 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.