

## 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 students<sup>1</sup> 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

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<sup>1</sup> 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.