

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Conditional Use and a Project Compliance and Design Review appeal filed for the properties located at 2785, 2845, and 2791 North Casiano Road.

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

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) Jack Zakariaie and Nilou Zakariaie; and 2) Mona Cohen - Concerned Bel Air Park Homeowners (Representative: Robert L. Glushon, Luna & Glushon), and THEREBY SUSTAIN the determination of the LACPC in: 1) Approving a Conditional Use, pursuant to Chapter 1 Section 12.24 U.24 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC) in the RE Zone; and, 2) Approving a Project Compliance and Design Review, pursuant to LAMC Chapter 1 Sections 11.5.7 and 16.50 and Chapter 1A Section 13B.4.3, 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; 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 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; for the properties located at 2785, 2845, and 2791 North Casiano Road, subject to modified Conditions of Approval, as further modified by the PLUM Committee and attached to the Council file, which includes the addition of a new condition and an amendment to Condition 19b.

Applicant: Tarryn Breskal - CFO/COO, Milken Community School

Representative: Mark Armbruster, Armbruster Goldsmith & Delvac LLP

Case No. CPC-2025-3449-CU3-SPPC-DRB-MSP-1A

Environmental No. ENV-2025-3450-CE

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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on August 11, 2026, the PLUM Committee considered a report from the LACPC and a Conditional Use and a Project Compliance and Design Review appeal filed for the properties located at 2785, 2845, and 2791 North Casiano Road. Department of City Planning staff provided an overview of the matter. A representative from Council District Five read into the record a letter from Councilmember Yaroslavsky, which is attached to the Council file and includes the addition of a new condition. The Appellant representative for Mona Cohen, Concerned Bel Air Park Homeowners provided a presentation and noted that the appellants and applicant agree to include Casiano Road in Condition No. 19b. The appellants Jack and Nilou Zakariaie were called to present but did not step forward. The Applicant Representative provided a presentation on the matter. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the LACPC’s determination to approve the Conditional Use, Project Compliance and Design Review and the project findings. Additionally, the Committee adopted the modified Conditions of Approval, which include the new condition and the amendment to Condition 19b. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-