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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2017-4220-MND

Project Location: 16100–16180 West Mulholland Drive; Brentwood-Pacific Palisades

Project Description: The Project proposes improvements within the existing 5.46-acre Mirman School for Gifted Children campus (the Project Site). Specifically, the Project would include: a new two-story, 16,130-square-foot Learning Center building with eight new classrooms, administrative space and a campus courtyard; improvements to the school's existing library building, including renovations to the existing building and the addition of 2,619 square feet of new floor area including a new classroom; the creation of a new classroom within the school's existing physical education building; a new security pavilion with 140 square feet of floor area and associated pedestrian gate; a new playground with a 6-foot-tall vine-covered plastered wall, shade structure and storage cabinets; replacement of the existing outdoor amphitheater in the upper campus with a new seating area and shade structure; and a new 1,370-square-foot storage/trash/recycling enclosure. The Project also proposes a Lot Line Adjustment (LLA) whereby a 0.56-acre parking lot and hillside area currently owned by Berkeley Hall School and Bel Air Presbyterian Church immediately adjacent to the southwestern most portion of the Project Site would be added to the Project Site, a portion of which would be developed with the proposed 1,370-square-foot storage/trash/recycling enclosure. The Project would retain the existing 46 vehicle parking spaces used by the School, which would meet LAMC requirements for the Project, and would increase on-site bicycle parking from 4 to 44 spaces. In all, the Project would: increase the size of the Project Site from 5.46 to 6.02 acres; add 22,508 square feet of new floor area to the School's existing 42,678 square feet of floor area, for a total of 65,186 square feet (with all floor area in residential floor area [RFA] as defined by LAMC Section 12.03); and increase the floor area ratio (FAR) at the Project Site from 0.18:1 to 0.25:1. The Project would result in an increase in school capacity from 330 to 430 K–8 students and an increase the number of school employees from 78 to 108 employees. Project construction would occur in a single phase, with construction anticipated to start in June 2022 and be completed in July/August 2023 (with full occupancy of the new facilities anticipated in 2025). To achieve the proposed project, the applicant is proposing the partial demolition of existing uses and approximately 1.45 acres of

grading, including approximately 7,400 cubic yards (cy) of cut and 5,200 cy of fill, resulting in a total of 12,600 cy of grading and 2,200 cy of soil export. A total of 19 trees, none of which are protected, are proposed for removal and 18 trees, nine of which may be protected, are expected to be impacted by construction. The applicant proposes the removal of one non-protected street tree (Shamel ash). Requested entitlements include a Vesting Conditional Use Permit as well as approval of a Mulholland Scenic Parkway Specific Plan Exception, Project Permit Compliance, and Design Review. The proposed Lot Line Adjustment will be processed under a separate ministerial review and is not subject to review under CEQA. The Project will also require haul route approval by the Board of Building and Safety Commissioners.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning November 18, 2021 for 30 days, ending December 17, 2021. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles, Van Nuys Planning Office, 6262 Van Nuys Blvd., Room 430, Van Nuys, CA 91401.

Laura Frazin Steele

Signature: _____ Date: 11/9/2021