

EAST CAMPUS: Middle School, 7-8 | Upper School, 9-12
100 South Barrington Place | Los Angeles, CA 90049
(310) 476-9633 | Fax (310) 476-4087

WEST CAMPUS: Lower School, K-6
12001 Sunset Boulevard | Los Angeles, CA 90049
(310) 471-1041 | Fax (310) 440-1989

BRENTWOOD SCHOOL STATEMENT OF INTENT

The Statement of Intent is issued by Brentwood School (BWS) as of March 21, 2017, with reference to the following facts:

- A. BWS currently operates a K to 6th grade Lower School on its West Campus located at 12001 Sunset Boulevard and a 7th to 12th grade Upper School on its East Campus located at 100 S. Barrington Place in the Brentwood area of the City of Los Angeles (the “City”)
- B. BWS is seeking to develop its Education Master Plan, which involves the construction of new and replacement facilities on the East and West Campuses and an enrollment increase on the East Campus to 960 students, all as more particularly described in City Case Nos. CPC-2015-3720-VCU-CU-SPR-ZAD-ZAA and ENV-2014-572-EIR.
- C. On February 21, 2017, the City Council unanimously approved a conditional use permit (“CUP”) under the above case numbers for the Education Master Plan. The CUP is subject to numerous conditions of approval, including conditions requiring a phased reduction in morning and afternoon peak hour vehicle trips to and from the East Campus by 12.5 percent in the 2017-2018 school year and by 40 percent at full enrollment. In addition, starting in the 2017-2018 school year on the East Campus, BWS shall implement 40 percent mandatory student busing, increase carpool occupancy, and move special events from afternoons to evenings and weekends.
- D. As part of the CUP approval, the City Council granted approval to allow (a) the new Middle School Classroom Building and the Upper School Arts Building on the East Campus to be built to heights of up to 77 feet and 78 feet, 5 inches, respectively, in lieu of the 45 feet otherwise permitted in the RE-11 zone, and (b) the new Admissions Building and New Classroom Building on the West Campus to be built to a height of up to 54 feet in lieu of the 45 feet otherwise permitted in the RE-15 zone. There are special circumstances on both Campuses that justify this additional height.
- E. The City’s Zoning Code requires building height to be measured from the lowest point of adjacent grade, so that the Code-specified building heights make the buildings seem taller than they will appear from offsite locations. The East Campus has varying topography, with relatively steep slopes at the edges along Layton Drive and Barrington Place and with an arroyo at lower elevations in between. The new Middle School Building and Upper School Arts Building will be built on the floor of the arroyo, which is located well below the residences along Layton Drive

as well as Barrington Place. Due to topography, the new Middle School Classroom building will generally appear to be three stories when viewed from Barrington Place and will be compatible in height and massing to the multi-family and office buildings across the street. In addition, the New Middle School Building will be set back by up to approximately 50 feet from Barrington Place and by up to approximately 45 feet from Sunset Boulevard. The Upper School Arts Building will be screened from view from Barrington Place by topography and the existing adjacent commercial buildings. Both buildings will be located adjacent to the existing Brentwood Village commercial district and as far away from homes in the Residential Neighbors of Brentwood School area as possible.

F. Like the East Campus, the West Campus has varying topography. The new Admissions Building and New Classroom Building will be built into an existing slope. Although both buildings are 54 feet in height as measured from the existing drive aisle adjacent to Bundy Drive, both will appear as two-story structures from the middle of campus. The rooflines of these two buildings will be at a similar height to the existing West Campus buildings, including the existing classroom building that they will replace. Moreover, due to existing topography (Bundy Drive is at a lower elevation than the adjoining drive aisle) and landscaping (including a dense row of trees along Bundy Drive), the two buildings will be almost completely screened from view from nearby homes.

G. Sunset Coalition has expressed concerns regarding the Education Master Plan, including the height of the above-referenced buildings, the East Campus sports netting between the Middle School Classroom Building, and the phasing of the required trip reduction.

H. To resolve all of Sunset Coalition's outstanding issues regarding the Education Master Plan, BWS is issuing this Statement of Intent regarding the following:

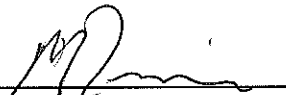
1. Sports Netting. BWS will seek input from Sunset Coalition in designing the East Campus sports netting to reduce potential aesthetic impacts from Sunset Boulevard. BWS will develop a way to raise and lower the netting to minimize its visual impact along the Sunset Boulevard scenic corridor. A dark color and design will be selected that will minimize its visibility when it is raised.

2. Peak Hour Trip Reduction. BWS will use its good faith, reasonable efforts to achieve a peak hour trip reduction of at least 25% from existing levels (as defined in the CUP) by one year after the completion and opening of the new Middle School Classroom Building and a reduction of at least 35% from existing levels by four years after completion and opening of the new Middle School Classroom Building, provided, however, that several factors could preclude the timely attainment of this goal, including but not limited to delays in obtaining financing,

construction delays, litigation challenging the City's approval of the Education Master Plan, and difficulties in controlling trips from non-BWS attendees at sporting events.

3. Ongoing Communications. BWS will meet periodically with Sunset Coalition to keep Sunset Coalition apprised of the ongoing Education Master Plan process. BWS has participated in a neighborhood liaison committee due to its covenant with the Brentwood Homeowners' Association, and that the covenant allows parties to invite other interested parties. BWS plans to invite one or more representatives from Sunset Coalition to be included in these discussions, so long as other parties do not object.

Brentwood School

By: 
Title: Head of School