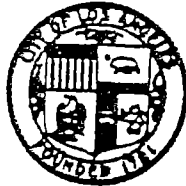


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September 11, 1992

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Department of Building and Safety

Re: CASE NO. ZA 92-0372(CUZ)  
CONDITIONAL USE  
105 South Barrington Place  
Brentwood-Pacific Palisades  
Planning Area.  
Zone : RE11-1  
D. M.: 7237  
C. D.: 11  
CEQA : MND 92-0103-CUZ  
Fish and Game: Exempt  
Legal Description: Lots 1 and 2,  
Tract 10612; 1.63 acres of Rancho  
and North San Vicente/Santa Monica  
Tract MR 52-6 (see revised legal  
description attached as Schedule  
"A")

In the matter of the application of the Brentwood School for conditional use approval on a site located in the RE11-1 Zone, please be advised that based upon the findings of fact hereinafter set forth and by virtue of the authority contained in Section 12.24-C of the Municipal Code, the Zoning Administrator hereby authorizes as a conditional use, on a site described as Lots 1 and 2 of Tract No. 10612 and the north 1.63 acres of the Rancho San Vicente/Santa Monica Tract MR 52-6, and as more correctly described on Attached Schedule "A", located at 105 South Barrington Place, Brentwood Planning Area, for:

the continued maintenance and operation of a private junior high/senior high school having approximately 100,000 square feet of development including:

- o Upper school classrooms, art facilities and offices (brick building).
- o Two-story (older) administration building with lobby, offices and conference rooms. (Wood and stucco building)

- o Two-story administration building (with basement) and cafeteria, kitchen, storage areas, lockers, classrooms and computer facilities. (Wood and stucco building)
- o Four-story science/library/lecture hall/maintenance building, with classrooms, labs, offices, conference rooms, audio-visual room, computer facility, kitchen, platform, music facility, equipment and inventory storage areas. (Wood and stucco building)
- o Lower school building with art room, day care facility and pool area. (Cement and wood building)
- o Storage area. (Cement building)
- o Two-story gymnasium and classroom building (commonly known as the multipurpose building) with movable bleachers, lockers, faculty lounge and offices. (Stucco and cement building)
- o Pump house and equipment building. (Cement and wood building)

Further, with said school having a minimum of 190 improved on-site parking spaces and an additional 122 unimproved spaces on the adjacent Veterans' Administration property; and, a maximum enrollment of 695 students,

upon the following additional terms and conditions:

1. That complete plans for any new buildings and structures or any alterations or additions to any existing buildings or structures, including a detailed plot plan showing the exterior boundaries of the total property involved, adjoining streets, the location of all existing and proposed buildings or structures, parking spaces, driveways, walks, type of surfacing, enclosing fixtures, landscaping, and other improvements, be submitted to and approved by a Zoning Administrator prior to issuance of any building permits or certificate of occupancy for use of the property involved for any of the purposes herein authorized. Further, that the development of the property conform substantially with the plot plans on file with the application and marked Exhibits "A", "B" and "C", except as specifically varied or required herein or by other public agencies.
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. That all mitigation measures contained in Negative Declaration No. 92-0103-CUZ, dated March 11, 1992, shall be strictly complied with.

5. That all parking entrances and exits on the school property, including parking areas, shall be closed and secured by locked gates or other appropriate devices at all times when the involved school is not in operation.
6. That all open areas of the property, including any parkways, not designated for a specific use under this application shall be attractively landscaped. Landscaping shall consist of adequate surface cover such as lawn or ivy appropriately interspersed with trees and/or shrubs. Further, these open areas shall be equipped with a well-designed water sprinkling system which shall be installed prior to the issuance of any certificate of occupancy for the use of the property under the subject application. All open areas shall be kept free of weeds, litter or waste matter of any type so that the entire premises will be maintained in an attractive and safe condition at all times.

The following conditions are submitted for inclusion in this determination as agreed upon by the Brentwood School and adjacent neighbors as submitted in writing dated September 2, 1992.

7. That the multipurpose gymnasium building shall be limited to a maximum of 12 classrooms.
8. That the gymnasium shall not be used as an auditorium.
9. That in view of the unusually large capacity of the science lecture hall (320 seats), in no event shall the gymnasium's movable seating area and the science lecture hall be used simultaneously for a combined capacity exceeding three persons for each fully improved off-street parking space being maintained on the school site and the Veterans Administration land.
10. That permanent Access Roadway No. 1 to Barrington Place as shown on Exhibit "C" shall be maintained at a minimum width of 26 feet.
11. That should the school, for any reason, lose the right to maintain Access Road No. 2 over Veterans Administration property as shown on Exhibit "C", then the school shall immediately proceed to construct alternate Access Route No. 1 as also shown on Exhibit "C", subject to precise location and construction as approved by the Department of Transportation and a Zoning Administrator, unless the school is prevented from so doing due to a landlocked condition.
12. That in the event Access Road No. 2 for any reason is no longer available to the school, then the Zoning Administrator shall have the authority to permit Route No. 4, as shown on Exhibit "B", to be used by the school as an alternative means of access for a limited period of time.
13. That all access roads and parking lot areas on the school owned property shall be improved in accordance with improvement standards set forth in Section 12.21-A,6 of the Municipal Code, except for tandem and attendant controlled parking. Further, that a student-parent drop off and pick up turnaround area be specifically designed into the access road on the school site and be so identified on the site plan.

14. That the school may use the athletic field for additional parking without any improvements.
15. That there shall be no vehicular ingress or egress to Sunset Boulevard.
16. That the school shall maintain a 6-foot high masonry block wall along the northeasterly side property line adjoining the parking spaces along said lot line, with said wall returning across the front of the parking lot toward the administration building substantially as shown in red lines on Exhibit "A".
17. That an annual enrollment report shall be submitted for inclusion in the file which shall be made available on request to the property owners or their authorized representative for the purpose of substantiating the fact that the enrollment does not exceed the authorized number of students. This condition shall include enrollment for the 1992-93 school year.
18. That none of the private school facilities shall be rented, leased, or otherwise permitted to be used for any purpose other than as a private co-educational junior and senior high school for students in the 6th through 12th grades of the school itself, or joint use by other schools involving related intramural activities or events.
19. That the address of the school shall be changed to 100 South Barrington Place (or such address on Barrington Place as is from time to time allowed by the City of Los Angeles and the U. S. Postal Service) and the address of 155 South Layton Drive or any other address designation on Layton Drive shall be abandoned.
20. That the school shall erect a decorative metal fence with a minimum height of 5 feet and a setback of 8 feet from the curb to keep unauthorized parties from using Layton Drive to access the school. The fence shall enclose all doorways, gateways, driveways and other means of access from or to Layton Drive that are not locked at all times.
21. That the street entrance to the parking lot accessible from Layton Drive shall be locked at all times and may be equipped with card key access. This lot shall contain no more than 15 regular parking spaces plus one handicapped space, and the card key access shall be made inoperable at 6:30 p.m. every day. No more than 20 card keys allowing access to the parking lot may be outstanding at any one time.
22. That any of the locked Layton gates or doors other than the parking lot driveway may be equipped with card key access. The card keys may be made available only to students regularly travelling from home to school on foot, by public transportation, or by bicycle. There shall be no limit on the number of card keys to these doors and gates. There is no restriction upon issuance of card keys to faculty and staff members provided they do not park their vehicles or are not dropped off in the residential area of Layton, Gunston, Woodburn, Ayreshire or Acari.
23. That all locked gates, doors and driveways to Layton Drive may be opened at any time for emergency.

24. That no materials or equipment shall be loaded or off-loaded on Layton Drive except items which are too large for access through the Barrington Place driveways or too large for the elevator, or are necessarily carried by vehicles too large for the Barrington Place driveway. Access from Layton Drive is permitted for service vehicles that are needed for repair or maintenance of the Layton Drive buildings.
25. That during the three months following the beginning of the Fall 1992 school year, the Layton Drive doors and gates may be used by students, staff and visitors as they are used in the 1991-92 school year provided that a monitor is present to give the individuals notice of the mandatory use of Barrington Place.
26. That immediately after the effective date of this grant the school shall notify all students, parents, faculty, staff, regular visitors, and regular suppliers and deliverymen of the card key access restrictions concerning Layton Drive.
27. That the school shall give written notice to all students, parents, faculty and staff that they shall not park on local streets adjacent to residential areas to the east of the school, including Layton, Woodburn, Gunston, Ayrshire and Acari.
28. That students shall not use the Layton lawns for eating, gathering, loitering or playing. No student classes or other student activities shall be conducted on the Layton lawns. The students, if authorized, may cross the lawns into the school if they have card keys. Subject to the foregoing permission, Layton Drive lawns shall not be used in any way that violates any City ordinance for the use of residential property. The Layton Drive lawns may be used for any use allowable in a residential area.
29. That no loud amplified sound or loudspeakers shall be used in the north quad of the upper school brick building which faces Layton Drive or outdoors anywhere within 100 feet of any residential lot not owned by the school if such use will cause noise in excess of the ambient sound in the residential area. This provision does not prohibit amplified sound where speakers are more than 100 feet from residential properties, such as during sporting events, dinner gatherings on the field, graduation, or the candle lighting ceremony.
30. That special events that continue beyond 8 p.m. shall be scheduled, and the schedule shall be given to the Residential Neighbors of Brentwood (Private) School at the beginning of each school semester. If a special event is not scheduled because it is unpredictable, then 30 days written notice shall be given prior to the event. If 30 days notice is not feasible because there is a sudden opportunity or an urgent situation, the school shall give the longest possible notice so the neighbors will be aware of the events.
31. That all activities associated with special events shall be completed no later than 11 p.m. Monday through Thursday, and 12:30 a.m. (30 minutes after midnight) on Friday and Saturday. All people and cars

including clean up crews shall be off the property by those times, and lights shall be out except for customary security and safety lights.

32. That there shall be no filming outdoors on the school campus after 10 p.m. except that the school may film its own activities in accordance with the hours specified for special events. However, in no case shall the school permit any filming that involves vehicles that park on or use the streets in the adjacent residential area. This condition does not allow the school to rent or lease its property for commercial filming.
33. That no outdoor lights shall be installed or used for any sporting events.
34. That the school shall submit and implement a parking plan, acceptable to the Planning Department, which will provide 190 paved parking spaces on school owned land and an additional 122 unimproved parking spaces on the adjacent Veterans Administration property. Tandem and attendant controlled parking shall be included in these numbers and shall be allowed on both school owned land and on the Veterans Administration property. The Planning Department shall take into consideration the previous parking variance (see ZV 81-028) and the increased school enrollment. This parking plan shall contain a contingency provision to replace all or part of the unimproved 122 spaces located on the adjacent Veterans Administration land with improved parking spaces (including tandem and attendant controlled spaces) on school owned land to the extent that the Veterans Administration land becomes unavailable for school use. The school shall be allowed a reasonable transition period to replace the Veterans Administration parking spaces.
35. That, as the improved parking spaces on school owned land are located in somewhat fractured locations on the campus, school faculty and custodial personnel shall make such parking spaces available at all times to all persons desiring to utilize the campus facilities for special events such as athletic events, graduation exercises, and any other events, whether or not during school hours.
36. That all parking facilities on the Brentwood school property and adjoining Veterans Administration property shall be made available to all persons using the school facilities free of charge.
37. That the school shall widen and improve the south side of Sunset Boulevard from Barrington Place to 180 feet east of Barrington Place by variable width along the school frontage; widen and improve the north side of Sunset Boulevard from Barrington Place to 270 feet east of Barrington Place by variable width, as shown in Drawing "A" attached to Los Angeles Department of Transportation (LADOT) letter dated January 14, 1992, referring to DOT Case No. WLA 91-028; restripe Sunset boulevard at Barrington Place to provide two eastbound and westbound through lanes and one westbound exclusive left turn lane; and restripe Barrington Place to provide one northbound exclusive left turn lane and one northbound exclusive right turn lane.

38. That the school shall widen and improve the south side of Sunset Boulevard between 80 feet east of Chayote Street and 340 feet east of Chayote Street by variable width to provide a 54- to 59-foot roadway within the existing right-of-way as shown in Drawing "A" attached to LADOT letter dated January 14, 1992, referring to DOT Case No. WLA 91-028; and restripe Sunset Boulevard to increase the length of the westbound left turn lane from 60 feet to 200 feet.
39. That the school shall fund the design and installation of a traffic signal at Barrington Place and Sunset Boulevard, as described in the LADOT letter dated January 14, 1992 referring to DOT Case No. WLA 91-028.
40. That payment for the abovementioned traffic signal installation, street modifications and improvements, and street lighting relocation shall be guaranteed by the school before the enrollment increase herein is effective. All required street widenings and improvements including restriping improvements along Sunset Boulevard at Barrington Place, and the new traffic signal, as shown in Drawing "A", attached to LADOT letter dated January 14, 1992, referring to DOT Case No. WLA 91-028 shall be done in a timely manner as required by the Department of Transportation and allowed by the City.
41. That the school shall adopt and implement a ride sharing program that includes all students, faculty and staff satisfactory to the Department of Transportation, provided that not all people included in the plan shall be required to share rides. Such a program should include daily driveway monitoring; enforcement incentives to promote cooperation; and internal communications and meetings to motivate and facilitate the formation and maintenance of ride sharing pools.
42. That, as an additional traffic mitigation measure, an absolute maximum of 375 vehicles carrying students, faculty or staff shall be permitted to enter the school grounds between the hours of 7:30 a.m. and 9 a.m. on any given day Monday through Friday throughout the year. This restriction shall not apply to vehicles that do not carry Brentwood School students, faculty or staff.
43. That, except for emergencies, the school shall not permit any meetings on campus of more than 20 people who are not students, faculty or staff before 9:30 a.m. on any weekday.
44. That the school shall post two traffic monitors, one at each Barrington Place driveway, between 7:30 a.m. and 9 a.m., Monday through Friday, when classes are held. The monitors shall observe compliance with the ride sharing program and report any violations to the school administration. The monitors also shall observe and report to the school administration any unauthorized off campus drop offs that are within the range of visibility.
45. That twice per year, a traffic counting company shall be retained by the school to count the numbers of vehicles entering the school between 7:30 a.m. and 9:30 a.m. A report of the counts shall be submitted to LADOT for review. The school shall pay a nominal fee to the

Department of Transportation to cover the administrative costs for their review. The fee shall be determined at a later date.

46. That the traffic count shall be taken between the hours of 7:30 a.m. and 9 a.m. and such counts shall be taken at both Barrington Place driveway entrances. The traffic counts shall utilize human counters who shall keep a separate count of vehicles not carrying any students, faculty or staff. Counts shall be taken on normal school days and the school shall have no prior notice of the days the counts will be taken. The school shall have the right to recounts, at its expense.
47. That the school shall consider appropriate means of creating incentives to reduce the use of vehicles driven by parents which generate trips to school with just one student.
48. That the school shall adopt rules to discourage drivers from dropping off or picking up students off campus in the environs of the school for school purposes, except when such drop off or pick up occurs while the student or driver is engaged in a bonafide commercial transaction in the Brentwood Village area. The school shall inform parents and students of these rules and the school shall discipline students and parents who violate these rules.
49. That the school shall initiate an experimental voluntary bussing program in September 1992 and shall encourage its students to use the buses. The school shall expand the bussing program to reasonably accommodate all students willing to pay the established charge to use the buses. The school shall continue to provide bussing as long as a reasonable number of students are willing to use the buses.
50. That the applicant (Brentwood School) shall enter into a covenant with Residential Neighbors of Brentwood (Private) School and the Brentwood Homeowners Association to be recorded on or before September 23, 1992, to limit the student enrollment of the school to a maximum of 695 students which maximum shall not be exceeded for a 20 year period from the effective date of this grant. The covenant shall include all of the conditions to this grant affecting the address change, Layton access, Layton lawn use, upper school north quad noise, amplified noise, special events restrictions, enrollment maximum, and vehicle entry maximum together with private enforcement conditions that are agreed to by the school and the two property owners' associations. A copy of this recorded covenant shall be attached to the file. If the covenant is not so recorded, then the increase in enrollment granted herein shall not be effective.
51. That the school enrollment maximum shall be 610 students and shall not be expanded to 695 until the school has completed the Barrington Place/Sunset Boulevard improvements required by the City. However, if the work is prevented by final order of a court, governmental body, administrative body including LADOT, or any other regulatory or judicial body, the school shall be relieved of this obligation and may increase its enrollment to 695 without performing the work. On completion of the Barrington Place/Sunset Boulevard improvements, the school may increase its enrollment to a maximum of 695 students.



52. That no more than 695 students shall be enrolled at the school at any time during the period from September 1, 1992, through August 31, 2012. Therefore, the school shall, at its option, continue to operate within the 695 student maximum, or shall be entitled to seek an increase in the enrollment by application to the City.
53. That the term "enrollment" shall mean the total number of students taking classes at the school at any point in time.
54. That the school shall not acquire any interest in any additional residentially zoned land abutting the school, except for the possible acquisition of residential property for use by the head of school as a residence. The acquisition of commercially zoned property shall not be prohibited, but it shall be subject to all of the conditions of this grant.
55. That if residential property is acquired for the head of the school, the property shall be used only for normal residential uses and shall not be used for ingress or egress to the campus.
56. That in order to provide stability for the community, the conditions contained in this grant shall not be changed for a period of 20 years from the effective date of this grant. However, if there is any change in any law or regulation or order substantially affecting the operation of the school, or its ability to meet restrictive conditions herein, then these conditions may be modified within the 20 year term to permit the school to comply with, or adapt its operation to, such changed law or regulation or order.
57. That for 20 years from the date hereof, the school shall not seek to increase its buildings on campus, except as allowed herein.
58. That notwithstanding the restrictions on building for the next 20 years, the school may apply to the City for permission to construct a parking structure not to exceed 12 feet in height above present grade plus any additional height required by law for protective railings. /The parking structure shall be shielded by landscaping.
59. That notwithstanding the restrictions on building for the next 20 years, the school may apply to the City for permission to construct small structures for storage use only. Such structures shall be shielded by landscaping.
60. That notwithstanding the restrictions on building for the next 20 years, the school may apply to the City for permission to enlarge any of the existing buildings, provided that there is no increase in student classroom seating capacity beyond the student classroom seating capacity in September 1992; that exterior walls are not moved beyond the limits of the existing perimeter foundations; and, that the existing roof lines are not substantially changed except to extend over areas to be enclosed.
61. That notwithstanding the restrictions on building for the next 20 years, the school may apply to the City for permission to demolish, build or

remodel any structure on commercially zoned property acquired by the school.

62. That the school shall not be prohibited from repairing, replacing or modernizing any building to the extent that it is damaged, destroyed or in need of repair, provided the building is repaired or restored to its prior form.
63. That before any application for modification of this grant is made to the City, the school shall give 60 days advance written notice to Residential Neighbors of Brentwood (Private) School and Brentwood Homeowners Association of the intent to apply. If a modification is sought due to a change in laws or regulations affecting the school, the notice shall be accompanied by copies of the laws and regulations on which the application will be based.
64. That upon taking advantage of the privileges herein authorized by beginning construction of the improvements requested, this determination shall in all respects supersede the previous determinations under City Plan Case No. 1161; BZA Case Nos. 2700, 2765 and 2831; ZV 81-028; and, the last approval of plans dated November 20, 1987, which cases/actions shall become null and void.
65. That in order to provide for reexamination of the matter in the light of any changed conditions in the neighborhood, the authority herein granted shall be valid for a period of 20 years from the effective date hereof, and null and void thereafter.
66. That prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this determination shall be recorded by the property owner in the County Recorder's Office; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file.
67. The use hereby authorized is conditional upon the privileges' being utilized (i.e., the use approved being lawfully conducted on the site) within 180 days after the effective date hereof, and if they are not utilized or construction work (i.e., actual substantial physical improvements installed) is not begun within said time and carried on diligently to completion this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit (the request for the extension having been submitted prior to the expiration of the grant and accompanied by the appropriate fee), after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed. Furthermore, this conditional use approval shall be subject to revocation in the manner as

provided under Section 12.24-1 of the Municipal Code if the conditions imposed are not strictly observed.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after September 28, 1992, unless an appeal therefrom is filed with the Board of Zoning Appeals. Any appeal must be filed on the prescribed forms, accompanied by the required fee and received and receipted at a Public Office of the Department of City Planning on or before the above date or the appeal will not be accepted.

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THE ZONING ADMINISTRATOR REGARDING THIS DETERMINATION, INCLUDING CLARIFICATION, SIGN-OFFS OF CONDITIONS AND PLANS OR FOR BUILDING PERMIT APPLICATIONS, ETC., SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY.

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on July 16, 1992, and a review of City Plan Case No. 1611, the approval of plans granted under Case No. CPC 1161-ZA dated July 20, 1979, BZA Case No. 2700, the approval of plans granted under Case No. CPC 1611-ZA dated February 20, 1980, BZA Case No. 2765, the approval of plans granted under Case No. CPC 1161-ZA dated October 7, 1980, BZA Case No. 2831, Case No. ZV 81-028 and the approval of plans granted under Case No. CPC 1611-ZA dated November 20, 1987, as well as the receipt of standard operational conditions dated September 2, 1992, as agreed upon by the Brentwood School and adjacent residents and included in this determination, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

1. The subject property is a large, irregularly-shaped, hillside parcel of land containing approximately 9.5 net acres generally bounded by Sunset Boulevard on the west, Barrington Place on the south, the Veterans Administration on the southeast and residentially developed properties on the north and northeast which front on Sunset Boulevard or Layton Drive depending upon location.

In common with all adjoining residential properties, the site is classified in the RE11-1 Zone. The Veterans Administration is federal land being classified as Open Space; and, those properties to the south

in the vicinity of Barrington Place and Sunset Boulevard are classified in the C2-1XL and R3-1 Zones being developed with multiple-family dwelling units or commercial uses with parking. Layton Drive is a local street improved on a dedication of 40 feet; Barrington Place is a local street improved on a dedication of 60 to 70 feet depending upon location; and, Sunset Boulevard is a designated Major Highway improved on a dedication of 100 feet.

A review of information attached to the file indicates that the subject school site was originally developed as a military academy being converted to a private school by conditional use authority issued on November 26, 1946 under City Plan Case No. 1161.

On July 20, 1979, the private school authority first identified same as the Brentwood School by the approval of plans for:

- a. Conversion of former storeroom and locker rooms in the westerly classroom building adjacent to Layton Drive to additional classrooms;
- b. Conversion of former live-in dormitory rooms in the easterly administrative building adjacent to Layton Drive, to offices, library, study hall, classrooms and related functions;
- c. Construction of a science/library addition onto the southerly end of the easterly administration building;
- d. Construction of a new maintenance building adjacent to the City/County boundary line on the school site;
- e. Construction of a new, two-story, approximate 23,400 square-foot multipurpose building on the County portion of the school site, said building containing a gymnasium with movable bleachers, locker rooms, ticket office, faculty lounge, office space and 12 classrooms to accommodate a maximum of 160 students;
- f. Revision of old, and construction of new, off-street parking facilities totalling 145 on-site parking spaces as approved by variance by the Los Angeles County Board of Supervisors (variance Case No. 609-3) as a reduction in vehicle parking requirements for the new multipurpose building to be constructed on the County portion of the site; and
- g. Construction of new circulation and access roadways between off-street parking areas and additional access to the school site.

This plan approval and conditions imposed were sustained by the Board of Zoning Appeals on October 16, 1979 under BZA Case No. 2700.

On February 20, 1980, plans were again submitted and approved for:

- a. Conversion of former storeroom and locker rooms in the westerly classroom building adjacent to Layton Drive to additional classrooms;

- b. Conversion of former live-in dormitory rooms in the easterly administrative building adjacent to Layton Drive, to offices, library, study hall, classrooms and related functions;
- c. Construction of a science/library addition onto the southerly end of the easterly administration building;
- d. Construction of a new maintenance building adjacent to the science/library addition;
- e. Construction of a new, two-story, approximate 23,400 square-foot multipurpose building on the County portion of the school site, said building containing a gymnasium with movable bleachers, locker rooms, ticket office, faculty lounge, office space and 12 classrooms to accommodate a maximum of 160 students;
- f. Revision of old, and construction of new, off-street parking facilities totalling 184 on-site parking spaces which is considerably more than the 145 parking spaces as approved by variance by the Los Angeles County Board of Supervisors (variance Case No. 609-3) as a reduction in vehicle parking requirements for the new multipurpose building to be constructed on the County portion of the site; and
- g. Construction of new circulation and access roadways between off-street parking areas and additional access to the school site.

Once again, the Board of Zoning Appeals sustained the Zoning Administrator's determination under BZA Case No. 2765 by an action dated July 10, 1980 imposing revised conditioned of approval including the requirement for a recorded covenant restricting the "... enrollment of the school to a maximum of 480 students for at least 12 years from the effective date of this determination." This covenant was recorded with the County Recorder on August 18, 1980 at 12:27 p.m. as Document No. 80-794043.

On October 7, 1980 plans were again submitted and approved for:

- a. Conversion of former storeroom and locker rooms in the westerly classroom building adjacent to Layton Drive to additional classrooms;
- b. Conversion of former live-in dormitory rooms in the easterly administrative building adjacent to Layton Drive, to offices, library, study hall, classrooms and related functions;
- c. Construction of science/library/maintenance room additions onto the southerly end of the administration building;
- d. Construction of a new, two-story, approximate 23,400 square-foot multipurpose building on the County portion of the school site, said building containing a gymnasium with movable bleachers, locker rooms, ticket office, faculty lounge, office space and 12 classrooms;

- e. Construction of 145 on-site parking spaces and northerly Access Road No. 1 onto Barrington as a permanent road on school property; and
- f. Construction of temporary (six to nine months) access roads over Veterans Administration property until Access Road No. 1 can be completed, all upon the following terms and conditions:

The Board of Zoning Appeals again sustained the decision of the Zoning Administrator on February 2, 1981 under BZA Case No. 2831. This decision is important in that the conditions imposed superseded all previous actions in this matter while maintaining the mentioned covenant and agreement in full force and effect.

On March 20, 1981, the Zoning Administrator issued Case No. ZV 81-028 granting variance authority for the:

construction of a multipurpose building housing classrooms and a gymnasium having pull out-type bleachers on both sides of the gymnasium room for viewing athletic events, with 145 improved off-street parking spaces being provided on the school site, which number is less than the total number of parking spaces required based upon the total square footage of the gymnasium, which is the largest public assemblage room on the school site, but with provision for the occasional overflow parking of vehicles on the athletic field during special events, without improving the field as a parking lot as it required.

This decision was not appealed and, as one of the conditions of approval, reimposed all conditions of approval stated in BZA Case No. 2831 including the maintenance of the covenant and agreement.

Finally, on November 20, 1987, plans were conditionally approved for the construction, use and maintenance of a four-story 26,812 square-foot science/library/lecture hall/maintenance building including a new site plan. This plan approval was not contested and once again reimposed the conditions of BZA Case No. 2831 as well as maintenance of the covenant and agreement.

At the present time, conditional use authority is requested not only to permit the continued use and operation of the Brentwood School on the site without further physical expansion or improvement; but, to also clarify the record and increase the maximum enrollment of the student population to 695 students.

2. At the public hearing held on July 16, 1992, in Room 200 of the West Los Angeles Branch Administration Center, the request was discussed in detail. Concerns expressed revolved around the failure of the school's administration to maintain effective community contact and deal with current issues. Testimony offered in favor of the request cited the adequacy of the site and improvements to accommodate an expanded enrollment with no change or expansion in the physical plant; the academic reputation of the Brentwood School and its contribution to the community at large; and, the need to accommodate increasing demand for

the school's educational programs as reflected in individual petitions for student enrollment. In order to provide an opportunity for all involved persons to resolve their differences and develop conditions of approval which could be mutually supported, the Zoning Administrator took the case under advisement. These conditions of operation were received on September 2, 1991 and are incorporated in this request.

- 3. In the opinion of the Zoning Administrator, the request has merit as conditioned. The involved site has been used for school purposes since 1927 when it was first established as a military academy becoming the Brentwood School in 1946. The school currently presents a school curriculum from the 6th to the 12th grades, employs approximately 123 persons both full and part time, has more than sufficient area and physical plant to accommodate the desired student population of 695 students and has been a distinct asset to the community. Finally, it is noted that the conditions of approval imposed as part of this determination represent a long term compromise of merit for which the school and community should be complimented.

Therefore, it is deemed the involved conditional use for the operation and maintenance of the Brentwood School, including the expanded enrollment to a maximum of 695 students, is both reasonable and proper being in conformance with the elements and objectives of the General Plan as well as desirable to the public convenience and welfare.

- 4. The Negative Declaration issued on March 11, 1992 is deemed to be sufficient in its environmental assessment of the project; and, it is noted that the project site is not located in an area of minimal flood hazard which is not deemed to be significant under the provisions of the Flood Hazard Management Specific Plan.

Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

Congestion Management Program (CMP) Notice: The CMP is a new program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality decisions on the regional highway and roadway system as defined by the Congestion Management Agency (CMA). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA,

due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).



JAMES J. CRISP  
Associate Zoning Administrator

JJC:lmc

cc: Councilman Marvin Braude  
Eleventh District  
County Assessor  
Bureau of Engineering, Land  
Development and Mapping Division  
Fire Department, Hydrant Unit  
Bureau of Street Lighting  
Street Tree Division, Bureau  
of Street Maintenance  
Adjoining Property Owners