

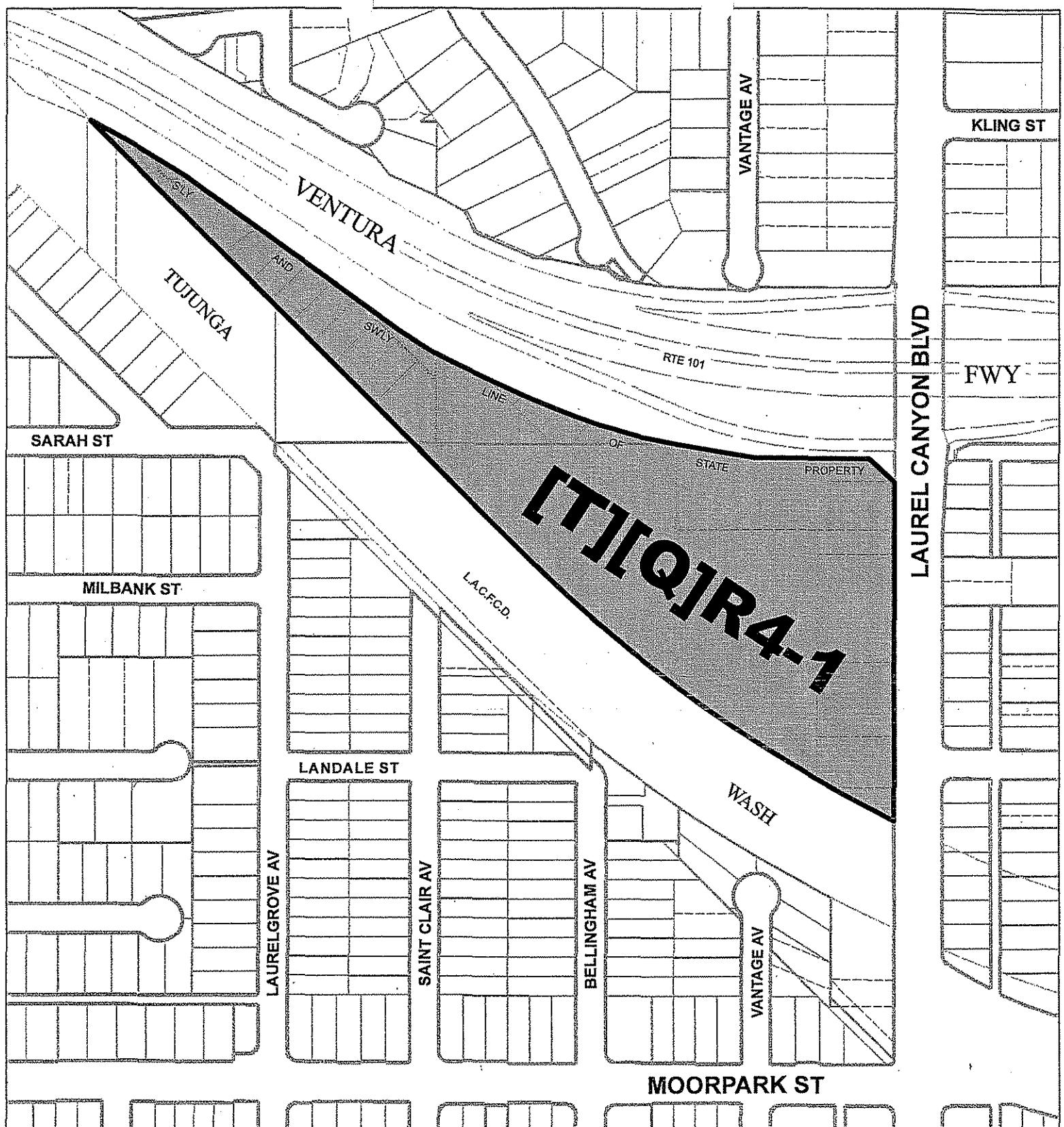
181212
ORDINANCE NO. _____

An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

APPENDIX D



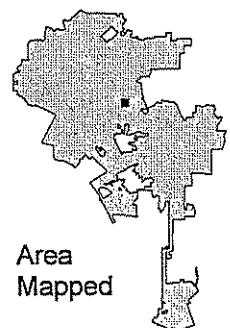
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D.M. 168 B 165, 165 B 165

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(Q) CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The use of the property shall be limited to a private, co-educational institution including elementary, and secondary school students, and incidental activities directly related to the school, on the subject property in the (T)(Q)R4-1 Zone. The school shall be limited to a maximum enrollment of 1,200 students serving grades K through 12, in accordance with the following condition.
 - a. **Public Use.** The rental, lease, or use of the campus facilities by anyone other than The Campbell Hall School, related organizations such as the parents' association, the Studio City Neighborhood Association, the Studio City Residents Association, neighbors located within the boundaries of the Sherman Oaks Community area (as approved by The Campbell Hall School), and other educational or nonprofit athletic organizations involved with the school shall be prohibited, pursuant to LAMC Section 12.22-A,13.
 - b. **Summer Programs.** The Campbell Hall School Summer Academic Programs, consisting of a six-week session for students at the Lower, Middle and Upper School levels, shall continue to be permitted. Additionally, The Campbell Hall School shall be permitted to establish a Summer Enrichment Program, a community outreach program consisting of a six-week session enrolling up to a maximum of 300 students.
 - c. **Summer and Holiday Athletic Activities and Performing Arts Preparations.** Pre-season training and practice for the School's Upper School Athletic teams shall be permitted during the summer prior to the start of the school year. The School's athletic teams also shall be allowed to train, practice and participate in games/tournaments during winter and spring school breaks. Students, faculty, staff and parent volunteers directly involved with preparing for performing arts events including rehearsals and set preparation shall be allowed to use campus facilities during school breaks.
 - d. The authorized use shall be conducted at all times with due regard for the residential character of the surrounding area and the right is reserved to the City Planning Commission to impose additional corrective conditions if, in its opinion, such conditions are necessary for protection of persons using the school or residents of the area. These corrective conditions may, but shall not be limited to, measures to protect the public safety or to relieve any future traffic

congestion by requiring additional off street parking or by staggering of class schedules.

2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan and elevations labeled **Exhibit "B1" and "B3", dated June 15, 2010**. Minor deviations may be allowed in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization. Prior to the issuance of permits for each building shown on **Exhibits "B1" and "B2", dated June 15, 2010**, detailed development plans, including a landscape and irrigation plan for an area 15 feet surrounding the subject building shall be submitted for review and approval by the Department of City Planning for verification of compliance with these conditions. If the building permits for more than one building in a single development phase as described herein are concurrently requested, the landscape plan shall encompass all buildings within that phase of development.
3. **Floor Area.** The total floor area of buildings on the subject property shall be limited to 262,774 square feet, as defined by Sections 12.21.1-A,5 and 12.21.1-B,4 of the LAMC, upon completion of all phases of development permitted by this grant, as further described in Condition No. Q-4.
4. **Project Phasing.** The project shall be developed in substantial accordance with the following two-phase sequence and in substantial conformance with **Exhibits "B1", "B2" and "B3", dated June 15, 2010**.

Note: Adjustments in the phasing schedule and floor area will be subject to determination through the Plan Approval process pursuant to LAMC Section 12.24 by the Director of Planning or her designee. Plan Approval processing will be subject to the Director of Planning, however; not limited to public hearing with public notification if deemed necessary.

- a. Preconstruction
Improvements to fire road; installation of campus electrical service upgrade; site preparation, delivery and installation of temporary modular units including all work required by the Department of Building and Safety for the temporary modular units. (also see Condition No. Q-31)
- b. Phase 1 - Total floor area not to exceed 40,000 square feet, as follows:
 - i. Community Arts Center Classroom Buildings – 40,000 square feet
 - ii. Parking facility (not included in the total floor area calculation).
- c. Phase 2 - Total floor area not to exceed 67,500 square feet, as follows:
 - i. Community Arts Center Theater Building – 55,000 square feet
 - ii. Ahmanson Academic Center-build out of existing decks 2,500 square feet
 - iii. Storage building - 10,000 square feet

- d. Phase 3 – Total floor area not to exceed 45,000 square feet, as follows:
Gymnasium and Swimming Complex and parking facility - 45,000 square feet

Temporary Modular Classrooms. Based upon the above phasing schedule, the school shall be permitted to install and use (8) eight temporary modular units (maximum size of 60' x 36') for classrooms, offices and restrooms, and (1) temporary modular gymnasium (maximum size of 10,500 square feet) to be located in substantial conformance with **Exhibit "B1", dated June 15, 2010.** The maximum amount of temporary modular classrooms shall not exceed 16,260 square feet at any one time. Upon issuance of the final certificate of occupancy for the Community Arts Center and Gymnasium and Swimming Complex, the School will begin to relocate school operations to the new building in a timely manner and begin the process of removal of the modular units. To avoid disruptions of ongoing school operations, the school shall be allowed up to 120 days from the issuance of the final certificate of occupancy for the Gymnasium and Swimming Complex to completely remove the units from campus.

5. **Limitation on Additional Facilities.** No additional new buildings shall be permitted on this site with the following exceptions:
- a. The repair, restoration, reconstruction or replacement of any structure destroyed by acts of nature, accident, vandalism, or requirement of the City to ensure building safety.
 - b. Notwithstanding the floor area limitation imposed by Condition Nos. Q-3 and Q-4, construction of replacement buildings of the same floor area as well as minor improvements or modifications to facilities to be used solely for storage or maintenance spaces may be allowed subject to the Plan Approval process pursuant to LAMC Section 12.24-M. Such replacement building(s) to replace or modernize outdated and inefficient buildings and/or spaces shall not result in an increase in the floor area beyond that stated in Condition Nos. Q-3 and Q-4 of this grant. Minor improvements or modifications for storage or maintenance spaces may not add more than 500 square feet at one time or more than 10,000 square feet in total above the floor area permitted by Condition Nos. Q-3 and Q-4.
6. **Height.** Notwithstanding the height limits established by LAMC Section 12.21-A,17(c), buildings and structures on the subject property shall be permitted to be up to 75-feet in height as defined by Section 12.03 of the LAMC, which shall be measured from existing natural or finished grade, whichever is lower, in substantial conformance with the building site plan and elevations labeled **Exhibits "B1" and "B3", dated June 15, 2010.**
- a. The following buildings shall be permitted at the specified heights, before the addition of mechanical equipment height:
 - i. Community Arts Center - 75 feet (roof elev. 882')

- ii. Gymnasium and Swimming Pool Complex - 58 feet (roof elev. 865')
 - iii. Storage building - 30 feet (roof elev. 837')
 - b. Any mechanical structures on the roof, such as air conditioning units, elevator overruns and other equipment, shall have wall screens facing all directions, with materials compatible with the design of the building, and shall incorporate noise attenuation features as required by the LAMC. Roof structures such as mechanical equipment, elevators and fire stairs, etc. shall not count toward building height consistent with LAMC Section 12.21.1-B,3.
7. **Enrollment.** Student enrollment shall be limited to a maximum of 1,084 students until completion of the Community Arts Center Classroom Buildings, and associated parking facility as shown on **Exhibits "B1" and "B2" dated June 15, 2010**. Upon completion of the Community Arts Center Classroom Buildings, and associated parking facility, student enrollment may increase to a maximum enrollment cap of 1,200 students. Enrollment shall not exceed 1,200 students.
8. **Wall (Trash Areas).** All trash facilities shall be enclosed within solid masonry walls, a minimum of 6-feet in height. There shall be no wall openings except for gates. The area shall be buffered, to the extent practicably feasible, so as not to result in noise, odor or debris impacts on any adjacent uses. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. Trash pick-up shall take place within the property and only between 9:00 a.m. and 5:00 p.m. Monday through Friday. There shall be no pick up on Saturday, Sunday or legal holidays.
9. **Outdoor Public Address System, Alarms and Music.** No permanent outdoor public address or paging system shall be installed and used on site except for a system that creates minimal disturbance to adjoining or adjacent residences and used only for "change of class" tones and emergency announcements such as emergency / fire alarms required by law. Outdoor address or paging systems shall be designed by a qualified audio sound engineer. Amplified signals shall be inaudible beyond the boundaries of the subject property.
- A temporary outdoor audio system may be used for up to four (4) events per year. Any radio or audio system used for educational purposes also shall be modulated as to create no disturbance to adjoining or adjacent residences.
10. **Parking.** Parking shall be provided in accordance with LAMC Section 12.21-A. The elementary school shall provide one parking space per classroom pursuant to Section 12.21-A,5(f). The secondary schools shall provide one space per 35 square feet of floor area based on the largest area of assembly pursuant to Section 12.21-A,5(e). As currently proposed, at full build-out, the project would require five hundred and seven (507) parking spaces with one hundred seventy-six (176) parking spaces within the Community Arts Center, two hundred eight-eight (285) parking spaces within the Gymnasium and Swimming Pool Complex (or two

hundred thirteen (213) parking spaces within the gym and seventy-two (72) new surface parking spaces), and forty-six (46) on existing junior high and high school surface lots

- a. Additional parking for large events shall either be provided with on-site stacked attendant parking or by utilizing off-site parking and shuttle service for the largest events such as those Special Events or Simultaneous Events. (see Condition Nos. Q-16 and Q-17)
- b. A treatment on the floors of the partially enclosed parking facility shall be provided to minimize tire squeal.
- c. Nothing in this grant shall permit any deviation from the parking requirements of the LAMC. If it is determined by the Department of Building and Safety that the proposed project does not provide the minimum number of parking spaces required, no increase in floor area shall be permitted until the school either:
 - i. Modifies the project, as provided in the grant, to provide the required number of parking spaces, or
 - ii. Obtains the appropriate land use entitlements to allow for a deviation from the LAMC.

11. Parking/Driveway Plan. Prior to the issuance of the building permit for any building permit, the School shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval. Other limitations on parking and driveway access include the following:

- a. There shall be adequate signage on the campus to indicate on-site drop-off and pick-up locations.
- b. All vehicles queuing for the drop-off and pick-up of students shall take place on-site and shall not interfere with traffic on any public street.
- c. All unloading and loading of students shall take place on-site and shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for parking or unloading and loading of students.
- d. The school shall provide for on-site bicycle parking and storage.
- e. Buses shall not be allowed to stage on Laurel Canyon Boulevard without obtaining prior written approval of the Department of Transportation in consultation with the Council Office. In requesting for this City approval, the applicant shall demonstrate that the staging of buses will not interfere with traffic on any public street.

12. Amendments Process. Any amendments of the T Classification and Clarifications of the Q Classification or D Limitation conditions shall be subject to Section 12.32-H

of the Code (Amendments of the T Classification and Clarifications of the Q Classification or D Limitation).

13. Loading (Non-Construction). The delivery and loading of supplies, packages and materials shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. Loading and delivery hours shall be limited to the hours of 8:00 a.m. through 5:00 p.m., Monday to Friday, except in connection with loading activities associated with the Special Events. (See Condition No. Q-17)

14. Landscaping and Irrigation.

- i. Open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with landscape plans, including automatic irrigation plans.
- ii. A landscape and irrigation plan for an area 15 feet surrounding a subject building shall be prepared by a licensed landscape architect to the satisfaction of the Department of City Planning, prior to issuance of a building permit for the subject building. If the building permits for more than one building in a single phase are concurrently requested, a single landscape plan may encompass all buildings within that phase of development.
- iii. Landscape plans may not be required for interior renovations or the "Preconstruction Activities" allowed by Condition Nos. Q-4.a and Q-23.
- iv. Other than the area depicted as "Area of Native Planting" in the Overall Site Plan, the landscaping shall not be required to be native, drought tolerant species and shall include an automatic irrigation system, and be maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, substantially in conformance with **Exhibit 'B4'**, dated **June 15, 2010**.
 - i. Landscaping along Laurel Canyon Boulevard shall be implemented prior the issuance of a Certificate of Occupancy for the Community Arts Center Classroom Buildings.
 - ii. The applicant shall provide permeable walkways, surfaces and areas as shown on the **Exhibit 'C'** Overall Landscape Site Plan **dated June 15, 2010**.
 - iii. The applicant shall plant green roof gardens and a gravel roof deck as shown on **Exhibit 'C'** Overall Landscape Site Plan **dated June 15, 2010** to reduce storm-water runoff and improve storm-water filtration.
 - iv. The Community Arts Center and Gymnasium and Swimming Pool Complex shall incorporate sustainable building practices and meet the intent of criteria

for certification at the LEED certified level for New Construction which will include technology for water savings and storm-water management.

15. Illumination (Photometric) Plan. Prior to the issuance of a building permit for a subject building(s), an exterior Illumination (Photometric) Plan for the subject building(s) shall be submitted to the Director of Planning (or his/her designee) for review and approval. The Illumination (Photometric) Plan shall provide for safe visibility along pedestrian routes and vehicular routes but shall emphasize the use of low intensity, energy efficient illumination sources that minimize off-site visibility, to the extent feasible.

16. Hours of Operation. The general campus hours of operation shall be 6:30 a.m. to 11:00 p.m. Monday through Saturday, and 9:00 a.m. to 4:00 p.m. Sunday all days of the calendar year except for major holidays with the following requirements and exceptions:

a. Classroom instruction

Classroom instruction shall include both traditional Academic School year and Summer School classroom instruction.

Traditional Academic School year hours shall be from 7:00 a.m. to 4:00 p.m., Monday through Friday except during officially-recognized holidays, and are further limited as follows:

- i. Elementary School classes shall start at 8:00 a.m. and shall end by 3:45 p.m.
- ii. Junior High School classes shall start at 7:45 a.m. and shall end by 4 p.m.
- iii. High School classes shall start at 7:45 a.m. and shall end by 4pm ("Sunrise" classes shall start at 7:00 a.m.)

Summer School classroom instruction hours shall be the same as the Traditional Academic School year, except that Summer School classroom instruction hours may extend to 10 p.m. Monday through Friday for nighttime classes.

b. Summer Programs

Camps, workshops and other programs shall be limited from 8:00 a.m. to 10:00 p.m. Monday through Friday.

c. Extra Curricular Activities

- i. Weekdays: Maximum of 5 days each week. Extracurricular activities involving up to 500 persons may occur between 12:00 p.m. to 10:00 p.m., Monday through Friday during the Academic School Year.
- ii. Weekends: Maximum of 5 days each month. Extracurricular activities involving up to 400 persons may occur on weekends from 7:00 a.m. to 6:00 p.m. Saturday, and from 8:00 a.m. to 6:30 p.m. Sunday.
- iii. Exceptions:

- 1) Rehearsals, Set Building, and Other Performance Preparations may occur 14 consecutive days immediately preceding major performing arts productions and the day of the production that may include, but not be limited to, the annual Winter Dance Recital (i.e. Nutcracker), Choral Christmas Concert, Winter Orchestra Concert, High School Rock Concert, World Music Concert, annual fall and spring Junior High School Production Play, annual fall and spring High School Production Play, May Arts Festival events, until 10:30pm., Monday through Friday; 9:00 a.m. to 9:00 p.m. Saturday; and 8:00 a.m. to 6:00 p.m. Sunday. Such activities shall include dress and tech rehearsals, lighting and set building, and take-down and post-event clean-up. No set building shall occur on weekend days if conducted outdoors. These late evening and weekend rehearsals and preparations shall not count as Special Events.

d. Special Events.

- i. Weekdays: Maximum of 25 days each month. Special Events involving more than 800 people shall not occur during Classroom Instruction Hours defined in 1A. Special Events may occur between the hours of 12:00 p.m. and 11:00 p.m.
- ii. Weekends: Maximum of 45 days per year. Special Events may occur between 8:00 a.m. to 11:00 p.m., Saturday, and from 8:00 a.m. to 6:00 p.m., Sunday.
- iii. Exceptions:
 - 1) School Dances: May be permitted 5 times each school year on Friday or Saturday and shall end by 11:00 p.m. The campus shall be closed 30 minutes following such event.
 - 2) Interscholastic Athletic Tournaments. May be allowed a maximum of 40 days each year and may be held on a combination of weekdays and Saturday and Sunday and shall end by 10:00 p.m. A maximum of 5 tournaments may be allowed on up to 5 consecutive days or evenings.

The School shall be permitted to host up to a maximum of 8 Interscholastic Athletic Tournaments each year involving four or more CIF schools or out of state schools sanctioned by their local athletic governing body provided the attending schools are direct participants. The school shall notify the applicable Council District Office and the Studio City Neighborhood Council, that such a tournament has been scheduled with the dates, times and number of participating schools/teams.

- e. Gymnasium and Swimming Complex: Hours of use shall be limited from 6:00a.m. to 10:30 p.m., Monday through Friday; 7:00a.m. to 10:30 p.m., Saturday; and 8:00 a.m. to 6:00 p.m., Sunday, except for Special Events allowed by these conditions.

f. Community Arts Center: Hours of use shall be limited from 7 a.m. to 10:30 p.m., Monday through Friday; 8:00 a.m. to 10:30 p.m., Saturday; and 8:00 a.m. to 6:00 p.m., Sunday, except for Special Events allowed by these conditions.

g. Athletic Fields and Outdoor Courts Use:

- i. Passive Uses, Physical Education Classes, Athletic Practices and Extracurricular Activities conducted outdoors shall be limited from 6:30a.m. to 9:00pm, Monday through Friday, 8:00 a.m. to 8:00 p.m., Saturday, and 9:00 a.m. to 4:00 p.m Sunday.
- ii. Interscholastic Contests and Special Events conducted outdoors shall be limited from 8:00 a.m. to 9:00 p.m., Monday through Saturday. No outdoor interscholastic contests on Sundays.

CIF Exception: If, in the future, the CIF grants its member schools the option/ability to practice or hold contests on Sunday, either on a one-time or permanent basis, the School may hold interscholastic practices and contests from 9:00am to 7:00pm.

h. Simultaneous Events: All special events (not including major performance art productions and Interscholastic Athletic Events held after Classroom Instruction Hours) shall be limited to the following:

- i. No more than two simultaneous events in which one of the events includes over 650 attendees shall be permitted to occur at the same time.
- ii. The combination of any two simultaneous events occurring during Classroom Instruction hours shall not exceed more than 1,000 attendees.
- iii. The school shall host no more than 5 simultaneous events each month; in which one of the simultaneous events may anticipate over 100 attendees shall be permitted.

17. Extra-curricular Activities and Special Events. Extra-curricular Activities and Special Events permitted by this grant shall occur within the frequency and hours of operation established by Condition No. Q-16 and in accordance with the following requirements, permissions, exceptions and limitations:

- a. Extra-curricular Activities. Extra-curricular Activities are student activities with faculty oversight that occur during regular campus hours, and do not involve visitors/guests other than parent volunteers. Extra-curricular Activities include the following and other similar activities sanctioned by the School: athletic practices; after-school programs; student clubs; music, dance and dramatic performing arts preparations and rehearsals including set building; visual art drawing practice; robotics; scholastic testing; parent/teacher conferences; parents' association meetings; and trustees' meetings.
- b. Special Events. Special Events are planned events that typically occur beyond regular campus hours during the week, or that occur on the weekend that generally involve guests, visiting athletic competitors/teams and spectators.

Special Events include the following and other similar activities sanctioned by the School; all campus athletic competitions (excluding practices), academic tournaments, major theater and performance arts productions, concert performances, banquets, parent conferences, Studio City Neighborhood Council meetings, hosted lecture series, dances, back to school nights, Blessing of the Animals, PTC Picnic, Baccalaureate, Los Angeles Kindergarten Fair, Secondary Arts Festival, Secondary Film Festival, Amnesty Movie Night, Big Sunday, Writer's Conference, Argyll Reception, Headmaster's Town Hall.

- c. **Special Events Calendar.** Special Events shall be listed on a "School Special Events Calendar" with the expected hours, type, and location of the specific event. A copy of the Public Master Calendar shall be submitted to the Council District Office and the Studio City Neighborhood Council, at least 14 days prior to the start of each semester with an additional copy submitted to the Director of Planning for inclusion in the subject City Plan Case file.
- 18. **Student Drop-Off/Pick-Up Plan.** For the first seven (7) school years following the issuance of the certificate of occupancy for the Gymnasium and Swimming Pool Complex, the School shall submit a plan to LADOT for approval that specifically addresses the daily student drop-off and pick-up process. The plan shall include a driveway and on-site circulation pattern and student, faculty, staff, and visitor parking management program to ensure that on-street queuing does not occur.
- 19. **On-Site Student Drop-Off and Pick-Up.** School-operated buses and all other vehicles, which bring students to school and take them home, shall load and unload students within school property. School- and visitor-operated athletic team buses and vehicles shall be required to do the same.
- 20. **Traffic Monitors.** The School shall provide no less than four (4) traffic monitors, including parking attendants and security personnel, to direct traffic flow and the student drop-off/pick-up process at the arrival plaza, assure that school visitors, students and staff vehicles do not queue on the adjacent streets, block any public right-of-way, and/or private driveways, or adversely affect traffic circulation for local residents. These monitors and assistants are to be positioned at both Laurel Canyon Boulevard entrances, parking garage entrances and throughout the on-campus queuing areas during each day that school is in session and for all activities and events (including but not limited to athletic events, open houses, performances and dances).
- 21. **Parking Management Plan.** The School shall institute a Parking Management Program for both school days and events on the School Events Calendar at the campus to prevent traffic congestion and circulation problems associated with drivers looking for and accessing parking. For daytime operation, faculty and staff shall be assigned to specific parking areas and/or spaces based on their typical scheduled arrival and departure times in order to minimize overlap of their ingress and egress with vehicle queues associated with the student drop-off and pick-up

process. Parents shall be informed through the Student/Parent Handbook where visitor parking is located, as shall visitors upon their arrival to the campus by a driveway attendant. Prior to annually-scheduled school functions at the campus, traffic and parking instructions shall be issued if different from those contained in the Student/Parent Handbook, in order to clarify parking restrictions such as where vehicles will be permitted to enter and exit the school and any parking procedures particular to that function. The on-site parking and circulation area shall be staffed, as needed, to accommodate the size of a given function but shall include at least four (4) monitors.

22. **Construction Hours.** Exterior: In order to ensure timely completion of the project, construction hours for exterior construction and hauling activities shall be allowed from 7:00 a.m. to 5:00 p.m. Monday through Friday; and from 8:00 a.m. to 5:00 p.m. on Saturday, except for: (i) management, supervisory, administrative, and inspection activities which may occur at other times; (ii) when extended hours are required and specifically permitted by the City. Interior: Once a building is fully enclosed, interior construction activities may continue until 9:00 p.m. on weekdays and 6:00 p.m. on Saturday.
23. **Construction Schedule.** The Applicant shall provide a construction schedule to City staff, Council District 2 and the President of the Studio City Neighborhood Council 30 days prior to the commencement of construction. The construction schedule shall be the general contractor's/construction manager's best estimate for construction activities and shall be made available to any nearby community stakeholder upon request. The Applicant shall notify City staff, Council District 2 and the President of the Studio City Neighborhood Council if significant changes to the construction schedule occur. The construction schedule shall be in general conformance with the following:
 - a. **Phase 1** - Preconstruction, including site preparation and installation of temporary classrooms.
 - b. **Phase 2** - New Community Arts Center, including Ahmanson Academic Center-build out of existing decks and parking facility, and new storage building.
 - c. **Phase 3** - Gymnasium and Swimming Complex and parking facility.
24. **Construction Vehicles.** Construction vehicles shall not be permitted to arrive earlier than 6:30 a.m. on weekdays and earlier than 7:30 a.m. on Saturday, except for those vehicles used by construction personnel engaged in supervisory, administrative, or inspection activities.
 - a. No construction-related vehicles shall be allowed on Laurel Canyon Boulevard, except in cases of emergency.

- b. All construction-related vehicles shall be parked on site or in off-site parking lots, pursuant to a Temporary Parking Plan. On-street parking of construction-related vehicles shall be prohibited on nearby local residential streets in the area.
- c. Construction trucks, materials and equipment shall not be staged on local or collector streets, Laurel Canyon Boulevard, Moorpark Street, Landale Street or Agnes Avenue.

25. Construction Worker Parking. Construction worker parking shall be provided entirely on-site, to the extent feasible, or at a designated off-site location whenever on-site capacity is not sufficient. A parking plan involving an off-site location and a shuttle service shall be implemented during this period to provide temporary off-site parking when on-site parking is not sufficient to accommodate either the construction workers and/or faculty/staff members. Contractors and subcontractors shall be required to sign a contract with a provision agreeing to adhere to this condition.

26. School Visitor Parking (During Construction). The School shall make interim operational changes and reassign existing parking areas to accommodate visitor parking needs, as necessary. The School shall manage its visitation schedule during class hours so that parking demand by visitors does not occur during the student arrival and departure periods.

27. Parking for After-School Activities (During Construction). Parking demand associated with after-school activities shall be addressed as follows to prevent the use of street parking during construction:

- a. The School shall use the athletic field and other open areas on campus, to the extent feasible, for overflow parking during its more popular non-field athletic games, with team practices that rely on the field scheduled around these game dates.
- b. The School shall schedule its more heavily attended interscholastic field games at "away" sites, such as the opposing team's home field or a nearby neutral site, whenever feasible and when on-site parking is inadequate to accommodate all users.
- c. The School shall manage its calendar for after-school activities to minimize overlap of popular athletic games.

28. Parking for Annually Scheduled School Functions (During Construction). Parking demand associated with most active annually scheduled School functions shall be addressed as follows:

- a. Construction Rescheduling and Off-Site Parking. No construction-related activity shall be scheduled during any Special Events with over 650 attendees or Simultaneous Events (see Condition No. Q-17).
- b. Added Parking Management. A parking management program shall be undertaken for functions that are anticipated to use the combination of on-site and off-site parking in order to better manage the level of on-site parking usage that is otherwise anticipated. The parking management program will appeal to the need for families to go above and beyond their regular rideshare behavior to reduce parking demand and understand that on-street parking is prohibited on nearby streets.

29. Loading (Construction). The delivery and loading of construction materials shall be in accordance with the Municipal Code, City, County and State regulations.

30. Construction Waste Recycling. The construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction-related wastes. The contract specifying recycled waste service shall be presented to the City of Los Angeles Department of Building and Safety prior to approval of a Certificate of Occupancy.

31. Permitted Preconstruction Activities. Notwithstanding other conditions in this grant, "Preconstruction Activities" may occur prior to the first grading and/or construction permit for the first building developed with this grant and prior to the satisfaction of any conditions of approval that otherwise must be met prior to construction. Such Preconstruction Activities may include work to enhance public safety with improvements to the internal fire road including new fire hydrants, upgrade of campus electrical service, and permits, delivery, assembly, utilities and inspection related to the installation of the temporary modular units permitted by condition no. Q-4.d. as the modular units are required for continuing school operations prior to the demolition of existing buildings. Delivery of the modular units to the site shall be pursuant to City, County and State regulations, which may require off-hour and/or weekend delivery as required by the Department of Transportation and Caltrans.

32. Emergency Evacuation Plan. The School shall adopt an emergency evacuation plan for all students, faculty and staff, which shall identify procedures to be utilized in the event of a fire, medical urgency, earthquake or other natural or manmade disaster prior to the issuance of the final certificate of occupancy for the first building developed with this grant. Such plan shall be prepared to the satisfaction of the Fire Department. A copy of the emergency plan shall be submitted to the Department of City Planning for inclusion in the file with a copies distributed to the applicable Council District Office and the Studio City Neighborhood Council. Such plan shall be completed and presented to the Department of City Planning prior to the enrollment of 1,100 or more students.

33. Traffic and Circulation Management Program. The project shall comply with the following conditions to the satisfaction of the Department of City Planning:

- a. Student drop-off and pick-up shall be performed completely on the subject property within the area designated for pick-up/drop-off.
- b. Stacking for vehicles shall occur completely on site and not languish on Laurel Canyon Boulevard.
- c. The school shall implement a Traffic and Circulation Management Program (TCMP) with the following provisions:
 - i. The school shall hire or assign two (2) individuals/monitors, one at each driveway entrance to the school on Laurel Canyon Boulevard, to direct traffic. The individuals/monitors shall direct traffic entering the site to ensure no blockage occurs on the public street during the hours of 7:00 a.m. to 8:30 a.m. and 3:00 p.m. to 4:30 p.m.
 - ii. The school shall hire or assign one (1) individual/monitor to direct traffic at each of the drop-off/pick-up lanes on site. The lane shall be coned off, marking the appropriate area for parents to drop-off/pick-up students. The monitor shall direct traffic entering the lane so as to move traffic continuously during the hours of 7:00 a.m. to 8:30 a.m. and 3:00 p.m. to 4:30 p.m.
 - iii. The school shall institute a system of student workers to help in loading and unloading of students from personal vehicles.
 - iv. On-Site Student Drop-Off and Pick-Up: School operated buses and all other vehicles, which transport students to and/or from school, shall load and unload students within school property and not on any adjoining streets. School and visitor-operated sports buses shall be required to do the same. The School shall include the foregoing drop-off/pick-up requirement in its enrollment contracts. Any student who is dropped-off or picked up within the surrounding residential streets will be subject to disciplinary action, including suspension.

34. Review of Compliance and Project Impact (Compliance Report). Within two (2) and four (4) years after the issuance of the Certificate of Occupancy for the Gymnasium and Swimming Pool Complex; and every three (3) years for a period of nine (9) years thereafter, the School shall be required to file an annual Compliance Report (using Plan Approval forms), including a TCMP report to the Director of Planning, the Studio City Neighborhood Council, and the Council District Office for the purpose of evaluating the Project's compliance with the operating requirements of this permit authorization and to evaluate the traffic effects of the Project (including parking) upon the surrounding community.

- a. Upon issuance of the Project's first Certificate of Occupancy, the applicant shall provide a copy of the certificate of occupancy to the Director of Planning for inclusion in the subject City Plan Case file.

- b. Upon review of this annual report, the Director shall determine whether there will be need for additional conditions or measures, and state accordingly in his/her written determination.
- c. If the annual report provides evidence that corrective measures are necessary, the Director may require modifications to these conditions or additional conditions of approval pursuant to the purpose, authority, and procedures set forth in Section 12.27.1 of the Municipal Code.
- d. The applicant shall submit as part of the annual report to assist the Director in reviewing and evaluating permit compliance a record of any complaints received by the School, from the surrounding community, about project traffic, parking issues, operations, and noise and measures undertaken to resolve legitimate community concerns.
- e. The annual report must be accompanied by the payment of appropriate fees and be accepted as complete by the Department of City Planning. The applicant's fee shall be the same as the Plan Approval Fee in accordance with Section 19.01 of the Los Angeles Municipal Code.
- f. The Plan Approval shall be determined by the Director of Planning, or the City Planning Commission on appeal. Should the Director require a public hearing, public notice shall be made to owners and occupants of property within a radius of 500 feet.

35. **Signs.** All signs shall be of an identifying nature only and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas.

- a. The building façade should include pedestrian-scale signage, i.e., at a height and of size that is visible to pedestrians, assists in identifying the structure and use, and facilitates access to the entrance.
- b. All standards of signage shall be in compliance with the Municipal Code unless a Plan Approval application to vary such standards is filed and determined.

36. **Maintenance.** The subject property including any associated parking facilities, sidewalks, parkways, and landscaped setbacks adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. The area shall be specifically policed and cleaned by school personnel immediately prior to and no later than the morning after any special school event or athletic meet.

37. **Sustainable Development Practices.** Any new building shall not be exempt from the Green Building Program (Ord. No. 179,820) and shall comply with all provisions Sections 16.10-D and 16.10-E of the L.A.M.C., or as later amended.

38. **Graffiti.** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.
39. **Noise/Machinery.** Trash compactors, cardboard bailing machinery and the like shall be installed within the interior of the structure, and must be shielded from the adjacent Open Space Zone to the south and west to the satisfaction of the Department of City Planning.
40. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
41. **Solid Waste.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
42. **Stormwater Treatment.** The applicant shall implement the following stormwater practices. If it is determined that such practices are infeasible, the applicant shall provide written documentation from the Bureau of Sanitation specifically stating the site conditions make the prescribed conditions difficult to implement.
- a. Prescriptive methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).
 - b. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - c. Promote natural vegetation by using parking lot islands and other landscaped areas.
 - d. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
 - e. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
 - f. Trash container areas must be screened or walled to prevent off-site transport of trash.
 - g. Reduce impervious land coverage on parking lot areas.
 - h. Infiltrate runoff before it reaches the storm drain system.
 - i. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris,

and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.

43. Water Treatment or Distribution. The applicant shall study the feasibility of implementing a grey water system to reuse wastewater from the project.

44. Public Services (Fire):

- a. The applicant shall submit a plot plan for approval by the Fire Department either prior to the approval of a building permit.
- b. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 - 28 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any building shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- c. Fire hydrants shall be installed and any existing brush or debris which could constitute a fire hazard shall be removed form the site, all to the satisfaction of the Fire Department.

45. Public Services: The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

B. Environmental Conditions:

46. Prior to the issuance of a building permit, the Project Applicant shall submit a landscape plan to the Bureau of Engineering, Los Angeles River Project Office, for approval, demonstrating compatibility with the Los Angeles River Revitalization Master Plan (LARRMP) Landscaping Guidelines and Plant Palettes.
47. Prior to the issuance of a building permit, the Project Applicant shall submit a landscape plan to the Bureau of Engineering, Los Angeles River Project Office, for approval, demonstrating adequate screening of the parking lot and the new Community Arts Center, including the fly-tower, from the wash right-of-way.

48. The construction area and vicinity (500-foot radius) must be swept (preferably with water sweepers) and watered at least twice daily. Site wetting must occur often enough to maintain a 10 percent surface soil moisture content throughout all earth moving activities.
51. All paved roads, parking and staging areas must be watered at least once every two hours of active operations.
52. Site access points must be swept/washed within thirty minutes of visible dirt deposition.
53. On-site stockpiles of debris, dirt or rusty material must be covered or watered at least twice daily.
54. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.
55. All haul trucks must have a capacity of no less than twelve and three-quarter (12.75) cubic yards.
56. At least 80 percent of all inactive disturbed surface areas must be watered on a daily basis when there is evidence of wind driven fugitive dust.
57. Operations on any unpaved surfaces must be suspended when winds exceed 25 mph.
58. Traffic speeds on unpaved roads must be limited to 15 miles per hour.
59. Operations on any unpaved surfaces must be suspended during first and second stage smog alerts.
60. The Project Applicant shall replace all mature trees at the project site which are removed for the redevelopment at a 1:1 ratio. The specific implementation programs are as follows:
 - All Eucalyptus trees to be removed shall be replaced at a ratio of 1:1 with California native tree species. The native, drought tolerant trees planted within the Tujunga Wash right-of-way that are consistent with the Los Angeles River Revitalization Master Plan (LARRMP) Landscaping Guidelines and Plant Palettes shall count towards the total number of required Eucalyptus replacement trees.
 - Prior to the issuance of a grading permit, a plot plan prepared by a tree expert, as defined by the City of Los Angeles Ordinance Nos. 170,978 and 177,404, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Urban Forestry Division of the Bureau of Street Services.

- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- The genus or genera of the tree(s) shall provide a **minimum** crown of 30'-50', where appropriate based upon the type of tree planted, or a crown height appropriate for the tree(s) as approved by the Urban Forestry Division. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.
- Removal of all trees in the public right-of-way shall require the approval of the Board of Public Works.

61. Prior to excavation and construction on the proposed project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.

62. If during any phase of project construction, any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the proposed project site.

63. If any find were determined to be significant by the archaeologist, the City and the archaeologist would meet to determine the appropriate course of action.

64. All cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

65. If any paleontological materials are encountered during the course of the project development, the project shall be halted. The services of a paleontologist shall be secured by contacting the Center for Public Paleontology – USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the Los Angeles County Natural History Museum to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report shall be submitted to the Los Angeles County Natural History Museum. A covenant and agreement shall be recorded prior to obtaining a grading permit.

66. If human remains are discovered at the proposed project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.
67. The project shall be designed in accordance with the requirements of the latest edition of the City of Los Angeles Uniform Building Code.
68. All geotechnical reports for each phase of the project shall be approved by the Department of Building and Safety prior to issuance of building and grading permits for each respective phase.
69. The proposed project shall comply with Chapters 29 and 70 of the California Building Code (CBC) and Chapter IX, Division 70 of the Los Angeles Municipal Code to ensure that uncovered or un-compacted soils are managed to prevent movement.
70. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
71. The Project Applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction, hauling and at all times provide reasonable control of dust caused by wind.
72. All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
73. All clearing, earthmoving or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
74. Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the onsite buildings. If ACM are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations (including, but not limited to California Health and Safety Code, Division 20. Chapter 6.5) prior to demolition of buildings on the project site.
75. Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified lead paint abatement

consultant that no lead paint is present in the onsite buildings. If lead paint is found to be present on buildings to be demolished or renovated, it shall be abated in compliance with applicable state and federal rules and regulations governing lead paint abatement.

76. The applicant shall comply with Cal-OSHA Construction Safety Orders, California Code of Regulations, Title 8, Section 1532.1 and with the California Health and Safety Code, Division 20, Chapter 6.5 for the evaluation, handling and transport of materials containing Lead Based Paints.
77. Prior to the issuance of demolition permits, the applicant shall have the AST located at 4509 Laurel Canyon Boulevard removed for disposal at an appropriately licensed facility. The AST shall be cleaned, degassed and removed. Soils located underneath the AST shall be assessed to determine whether any soil contamination has occurred. If soil contamination is identified, proper abatement procedures shall be conducted to remove the contaminated soils according to the LAFD and applicable federal, State and other local regulations.
78. Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Building and Safety Department, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code.
79. The project applicant shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to incorporate structural BMPs during the construction of the Proposed Project in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.
80. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
81. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
82. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
83. Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
84. Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.

85. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
86. The Project applicant shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook, Part B - Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
87. Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
88. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
89. Install roof runoff systems where site suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excessive runoff into storm drains.
90. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
91. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
92. Legibility of stencils and signs must be maintained.
93. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
94. The storage area must be paved and sufficiently impervious to contain leaks and spills.
95. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
96. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning

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Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

97. An efficient irrigation system shall be designed to minimize runoff, including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
98. The proposed project shall install a permanent dewatering system in accordance with the recommendations of the Geotechnologies Inc., Geotechnical Engineering Investigation for 4533 Laurel Canyon Boulevard, North Hollywood, California, May 11, 2007 and Order No. 90-079 of the Regional Water Quality Control Board, Los Angeles Region, which regulates the issuance of waste discharge requirements within the Los Angeles Region under NPDES Permit No. CA0061654 and dewatering pursuant to the requirements of NPDES Permit No. CAG994004.
99. The project shall comply with the City of Los Angeles Noise Ordinance No. 112.05 which prohibits the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
100. The project shall comply with the City of Los Angeles Noise Ordinance No. 41.40 which restricts construction and demolition activities to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday.
101. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
102. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized to the extent feasible. Examples include the use of drills, jackhammers, and pile drivers.
103. Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
104. Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from any classroom facility.
105. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

106. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the project site, if sensitive receptors are located at, or within, 50 feet.
107. Two weeks prior to the commencement of construction at the project site, notification must be provided to students, parents and faculty of the School disclosing the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period.
108. The project contractor shall provide a liaison to coordinate construction activities with the School such that, to the extent feasible, the loudest construction activities to occur during the late afternoon hours when students and faculty are not present, or during the summer months when school is out of session.
109. The proposed project shall comply with the Noise Insulation Standards of Title 24 of the California Code of Regulations, which insure an acceptable interior noise environment. Specifically, the project sponsor shall submit an acoustical report prior to the issuance of building permits that demonstrates that the proposed building materials would ensure that interior noise levels attributable to exterior sources are no greater than 45 dBA CNEL.
110. The project developer shall locate construction staging areas and the operation of earthmoving equipment as far away from vibration-sensitive receptors as possible.
111. The project developer shall ensure that heavily loaded trucks used during construction are routed away from residential streets, to the extent feasible.
112. The project developer shall establish a Noise Liaison with the Studio City Neighborhood.
113. The Project Applicant shall comply with the City of Los Angeles Housing Department's tenant relocation assistance requirements in accordance with the City of Los Angeles' Rent Stabilization Ordinance Section 151.09(G).
114. The Project Applicant shall submit a plot plan to the Fire Department for approval either prior to the recordation of a final map or prior to the approval of a building permit.
115. Plot Plans, including lighting and landscaping information, shall be submitted to the Los Angeles Police Department Crime Prevention Unit for review.
116. The project applicant shall ensure that the following measures are taken with respect to construction traffic:
 - Construction employees and truck haul and delivery drivers shall be directed not to using neighborhood streets to arrive or depart from the site.

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- Delivery and hauling truck trip arrival and departures shall not be scheduled to arrive or depart during the AM or PM Roadway Peak.

117. Riverside Drive and Laurel Canyon Boulevard - Restripe Riverside Drive to provide dual leftturn lanes, one through lane, and one through/right shared lane in the westbound direction. Additionally, restripe Laurel Canyon Boulevard to provide one left-turn lane, two through lanes, and one through/right shared lane in the southbound direction. Signal modifications will also be required as part of these improvements.

118. Landale Street/Project Driveway and Laurel Canyon Boulevard:

- Design the signal to be compatible with the installation of the ATSAC/ATCS system improvement at this intersection.
- Design the crosswalks with features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and night.
- Design the crosswalks with the shortest possible distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, a curb extension/bump out and a minimal curb radius.

119. Moorpark Street and Whitsett Avenue - Restripe the west leg of Moorpark Street to provide a right-turn-only lane for the eastbound approach. This will convert the existing left-turn lane and through/right shared lane to one left-turn lane, one through lane and one right-turn-only lane for the eastbound direction. No widening or parking removal is anticipated to be necessary as part of this improvement.

120. All construction waste shall be disposed of properly. Construction contractors shall use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, drywall and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal facility.

C. Administrative Conditions:

122. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.

123. **Code Compliance.** Area, height and use regulations of the (T)(Q)R4-1 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.

124. **Covenant.** Prior to the issuance of any permits relative to this matter, an

agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

125. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
126. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
127. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
128. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
129. **Utilization of Concurrent Entitlement.** The subject Vesting Zone Change, Area Adjustment, and Site Plan Review requires completion of all applicable conditions of approval herein to the satisfaction of the Department of City Planning and the effective date of the Vesting Zone Change, Area Adjustment, and Site Plan Review shall coincide with that of the associated Vesting Zone Change on the property involved.

Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.

130. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or

setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

CONDITIONS OF APPROVAL

A. Entitlement Conditions: Zoning Administrator's Adjustment, Sec. 12.27

1. **Entitlement.** The subject property shall be permitted a reduced side yard for the Gymnasium and Swimming Complex and storage building otherwise required pursuant to LAMC Section 12.11-C,2. Reduced side yards shall be permitted as follows:
 - a. One (1) temporary, modular classroom building shall be permitted a zero-foot (0-foot) side yard, in lieu of the required five (5) feet, adjacent to the northern property line, as shown on **Exhibit "B1", dated June 15, 2010**.
 - b. The Gymnasium and Swimming Complex shall be permitted a six-foot (6-foot) side yard, in lieu of the required seven (7) feet, adjacent to the northern property line, as shown on **Exhibit "B1", dated June 15, 2010**.
 - c. The storage building shall be permitted a zero-foot (0-foot) side yard, in lieu of the required seven (7) feet, adjacent to the northern property line, as shown on **Exhibit "B1", dated June 15, 2010**.
2. **Prohibitions.**
 - a. Pursuant to LAMC Section 12.22-C,20, no substructure, including portions of a garage or basement, located within any required yard, shall be permitted to extend not more than 18 inches above the existing or finished grade, whichever is lower, unless otherwise permitted under this grant.
 - b. Pursuant to LAMC Section 12.22-C,20, along Laurel Canyon Boulevard, no substructure, including portions of a garage or basement, located within any required yard, shall be permitted to extend above the existing or finished grade, whichever is lower, unless otherwise permitted under this grant.

B. Entitlement Conditions: Site Plan Review, Sec. 16.05

1. The use and development of the subject property shall be in substantial conformance with the site plan and elevations labeled **Exhibits "B1" and "B3", dated June 15, 2010**, which provides the following details:
2. Landscape Plan.
 - a. A Landscape Plan shall be prepared by a licensed Landscape Architect to be submitted and approved by the City Planning Department.
 - b. The Landscape Plan shall include:
 - i. Open areas not used for buildings, driveways, parking areas, recreational facilities or walks, including any open space south of the southern vehicular entrance, shall be attractively landscaped and maintained in accordance with landscape plans, including automatic irrigation plans.
 - ii. A mix groundcovers, shrubs and trees.
 - c. Landscaping and improvements within the Tujunga Wash right of way are

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subject to approval of the Los Angeles County Flood Control District. The landscaping and improvements within the Tujunga Wash right of way shall include:

- i. In the leased area depicted as "Area of Native Planting" in the Overall Landscape Site Plan, the project shall include a landscape plan consisting of native, drought tolerant plants and shall be consistent with Los Angeles River Revitalization Master Plan (City of Los Angeles) and Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes (Los Angeles County).
 - ii. A variable width 5 to 10-foot landscape buffer planted with a mix of groundcover, shrubs, and trees between school uses, including parking areas, athletic fields and sport courts and the unleased portion of the Los Angeles County Flood Control District land as shown on Exhibit 'C' Overall Landscape Site Plan **dated June 15, 2010**. As shown on Exhibit 'C', breaks in the landscape buffer shall include fencing planted with native vines.
 - iii. The portion of the landscape buffer along the athletic fields and sports courts shall be implemented prior to the issuance of the Certificate of Occupancy for the Community Arts Center Theatre Building.
 - iv. The portion of the landscape buffer along the parking area shall be implemented prior to the issuance of the Certificate of Occupancy for the Gymnasium and Swimming Pool Complex.
 - v. A 2,500 square-foot landscape buffer planted with a mix of groundcover, shrubs, and trees at the southeastern portion of the Los Angeles County Flood Control District land as shown on Exhibit 'C' Overall Landscape Site Plan **dated June 15, 2010** and subject to approval by the Los Angeles County Flood Control District upon application by the City of Los Angeles. The School shall fully cooperate and support the City and the Los Angeles County Flood Control District in the application for the approval of such landscaping. If approved the landscape buffer prior shall be implemented prior to the issuance of the Certificate of Occupancy for the Community Arts Center Theatre Building. The Applicant shall pay required application fees, if any.
 - vi. The applicant shall incorporate, to the extent feasible, a bio-swale within the 5- to 10-foot landscape buffer adjacent to the parking area. As part of the feasibility, the applicant shall balance the potential reduction of the number of native trees that can be planted in the 5-10 foot landscape buffer area with the desirability of making the bio-swale as effective as feasible. If feasible, the bio-swale shall be implemented prior to the issuance of the Certificate of Occupancy for the Gymnasium and Swimming Pool Complex.
 - vii. New fencing within the landscape buffer in the Tujunga Wash right of way shall not be chain-link or a solid opaque wall and may consist of welded wire.
 - viii. The applicant shall incorporate a Discovery Patio Park, as shown on attached **Exhibit 'C' dated June 15, 2010**.
3. Irrigation Plan.
- a. Design an efficient irrigation system to minimize runoff including:

- i.drip irrigation for shrubs to limit excessive spray;
 - ii.shutoff devices to prevent irrigation after significant precipitation; and
 - iii.flow reducers.
- b. No pop-up sprinkler systems shall be permitted.
4. Lighting Plan. The Lighting Plan shall include:
- a. All lighting from the landscape areas within the Tujunga Wash right-of-way shall be low-height, low-illumination safety lighting of a color similar to incandescent light which is shielded and directed downward.
 - b. Pole lighting from the parking areas and other areas within the Tujunga Wash right-of-way shall be allowed up to a maximum height of 20 feet and appropriately shielded away from the Tujunga Wash and residences adjacent to the Tujunga Wash.
5. Laurel Canyon Boulevard
- a. The Landscape Plan for the area along the Laurel Canyon Boulevard frontage shall be prepared as part of the landscape plans for the first building developed under this grant.
 - b. Prior to the School's submittal to the Department of City Planning, the School shall consult with the Urban Design Studio (within the Department of City Planning) and shall implement specific landscaping, signage and site planning recommendations to the satisfaction of the Planning Director.
 - c. A minimum ten-foot (10-foot) wide landscape buffer shall be planted between the new Community Arts Center and the public right-of-way along the Laurel Canyon Boulevard frontage.
 - d. The landscape buffer shall include a mix groundcovers, shrubs and trees.
 - e. The landscape buffer shall not be located directly above any parking area.
 - f. Lighting within the landscape buffer, excluding the sidewalks and public right-of-way along Laurel Canyon Boulevard, shall include low-height, low-illumination lighting.
6. Signs
- a. All signs shall be of an identifying nature only and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas.
 - b. The building façade should include pedestrian-scale signage, i.e., at a height and of size that is visible to pedestrians, assists in identifying the structure and use, and facilities access to the entrance.
 - c. All standards of signage shall be in compliance with the Municipal Code unless a Plan Approval application to vary such standards is filed and determined.
7. Vehicle Entrances
- a. The security gate arms shall be set back at least 30 feet from the public right-of-way so as to provide a queuing area for vehicles and to prohibit blockage or interference with the public right-of-way by waiting vehicles. Security gates that will be closed when the School is not in operation shall not be required to be set

back from the public right-of-way. The Security Gates must remain open at all times the School is open.

- b. All security booths shall be designed match the architectural style of the new development. No pre-fabricated booths shall be permitted.

8. Mechanical Equipment

No mechanical equipment, including ventilation ducts, shall be visible, or audible from any public right-of-way, including Laurel Canyon and the wash right-of-way. Such equipment shall be screened from view from the Ventura Freeway (State Route 101) to the maximum extent feasible.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board at the Temple Street entrance to the Los Angeles County Hall of Records.

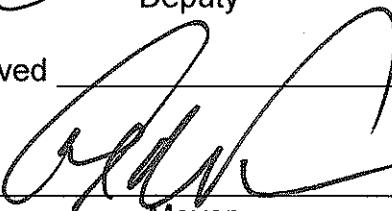
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 23 2010.

JUNE A. LAGMAY, City Clerk

By


Deputy

Approved

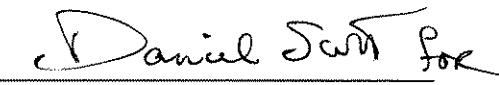

Mayor

JUL 02 2010

Pursuant to Sec. 559 of the City Charter,
I approve this ordinance on behalf of the
City Planning Commission and
recommend that it be adopted....

June 15, 2010
See attached report

File No. C.F. 10-0878
CPC 2008-3042-VZC-ZAA-SPR


S. Gail Goldberg
Director of Planning

DECLARATION OF POSTING ORDINANCE

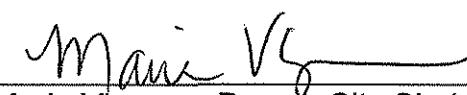
I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 181212 – Zone Change for property at 4533 Laurel Canyon Boulevard – CPC 2008-3042-VZC-ZAA-SPR - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on June 23, 2010, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on July 8, 2010 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on July 8, 2010 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 8th day of July 2010 at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: August 17, 2010

Council File No. 10-0878