

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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(213) 978-1300

CITY OF LOS ANGELES

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(213) 978-1271
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ACTING DEPUTY DIRECTOR
(213) 978-1272
VINCENT P. BERTONI, AICP
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(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

December 20, 2010

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

CASE NO.: ENV-2009-3085-EIR

PROJECT NAME: Bel Air Presbyterian Church Preschool

PROJECT LOCATION/ADDRESS: 16190 Mulholland Drive

COMMUNITY PLANNING AREA: Brentwood-Pacific Palisades

COUNCIL DISTRICT: 11

DUE DATE FOR PUBLIC COMMENTS: January 26, 2011

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR.

PROJECT DESCRIPTION: Bel Air Presbyterian Church (the "Church") proposes to construct a new religious-oriented preschool on a 6.7-acre parcel located at 16190 Mulholland Drive (the "Project Site"). The Church currently leases property located at 16100 Mulholland Drive and operates a preschool there. The Church proposes to relocate this existing preschool to the Project Site. The Project Site presently consists of a 500-space parking lot.

As shown in Table 1, the Proposed Project would consist of buildings measuring a total of 23,100 square feet with approximately 14,000 square feet utilized for preschool classrooms, approximately 3,500 square feet for administrative offices, 1,100 square feet for storage areas, and a 4,500 square feet preschool gathering pavilion.

The preschool would have a maximum height of 21 feet, 7 inches (from finished grade). The project also proposes to reconfigure a portion of the existing parking lot to accommodate the new preschool and would continue to provide a total of 500 spaces on the Project Site

TABLE 1

PROPOSED PROJECT	
USE	SQUARE FEET
Pre-School Classrooms	14,000
Administrative Offices	3,500
Storage	1,100
Preschool Gathering Pavilion	4,500
TOTAL	23,100

The preschool would have a maximum number of 155 preschool attendees at any one time, (the same as its existing pre-school) including 128 students aged 2.5 to 6 years, 12 children between 6 and 30 months old in childcare, and 15 children attending classes (up to 2 sessions a day). The cumulative maximum number of attendees on-site during preschool hours may reach 170 if there are two additional classes of 15 children each on a given day. There would also be twenty-five (25) teachers and six (6) administrative personnel.

The proposed regular hours of operation for the preschool are from 7:00am to 4:00pm Monday through Friday. The preschool would also be used after regular hours, as needed, Monday through Friday until 9:30 pm for preschool related activities such as teachers and/or staff working late, and teacher/parent conferences.

Vehicular access will be accommodated via the existing driveway provided on the south side of Mulholland Drive across from the Bel Air Presbyterian Church. This driveway serves the Project Site, as well as the parking area for the adjacent Mirman School. Left-turn and right-turn traffic movements to and from Mulholland Drive are accommodated at the site driveway.

The Church also proposes to use the preschool during the evenings for activities and meetings from 6:00pm to 10:00pm, with a maximum of 60 attendees per meeting. Lastly, the Church proposes to utilize the preschool for Sunday School classes from 9:00am to 1:00pm.

REQUESTED PERMITS/APPROVALS: Conditional Use Permit to permit a school use on a property located in the RE40 zone; Project Permit Compliance and Design Review with the Mulholland Scenic Parkway Specific Plan; Haul Route; and Landscape Documentation Package approval.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Climate Change; Geology & Soils; Hazards & Hazardous Materials; Land Use and Planning; Noise; and Transportation, Traffic and Parking.

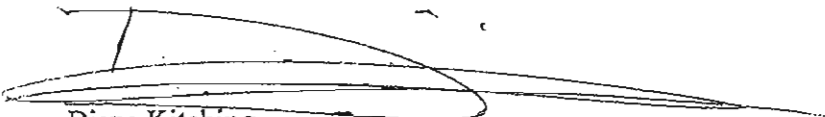
The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Initial Study is available for public review by contacting the Department of City Planning at the address and/or phone number provided below. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **January 26, 2011**.

Please direct your responses to:

Diana Kitching
Environmental Review Unit
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

(213) 978-1343 (fax)
Diana.Kitching@lacity.org (email)

Michael J. LoGrande
Director of City Planning



Diana Kitching
Project Coordinator, EIR Unit, Environmental Review Unit

