

Revised Findings

Milken Community School's East Campus (15600 Mulholland Drive)

Description of Request: Pursuant to Los Angeles Municipal Code Chapter 1, Sections 11.5.7.C, 16.50 E.3, and 12.24 U.24, as well as LAMC Chapter 1A, Sections 13B.4.3 and 13B.2.3, the applicant is requesting a Specific Plan Project Compliance (Design Review Board (“DRB”)) to demonstrate consistency with the Mulholland Scenic Parkway Specific Plan (“MSPSP”) and a Class 3 Conditional Use Permit (“CUP”) to permit the operation of a religious school located at the property commonly known as 15600 Mulholland Drive^{1,2} (the “Project Site”). The Project consists of the relocation of the high school component of the Milken Community School (“MCS”)'s existing approved school use to the Project Site, where it will make use of the existing facilities.

Pursuant to a Conditional Use Permit (Planning Case No. CPC-2006-1527-CU-ZAA), MCS currently operates a middle and high school on a site located to the west of the Project Site at 15900 Mulholland Drive.³ As originally approved on October 27, 2006 and as subsequently modified by Planning Case No. CPC-2006-1527-CU-ZAA-PA2 on October 7, 2022, MCS currently has a total permitted enrollment of 890 students in grades 6-12.

The Project Site, which is currently occupied by the former campus of the American Jewish University (“AJU”), is a 21.7-acre (approximately 945,761 square feet) site and is developed with several buildings (approximately 193,323 square feet), including:

1. The Main Building (approximately 125,000 square feet), consisting of classrooms, a library, a performing arts center and auditorium, a kitchen and cafeteria, religious use areas, and administrative offices;
2. A Student Union (approximately 13,600 square feet) building, consisting of recreational facilities and administrative offices;
3. Four student residence buildings (total of approximately 56,000 square feet);
4. Athletic fields and ornamental landscaping;
5. Approximately 396 automobile parking spaces; and
6. Campus security fencing, gates, and associated security kiosk (approximately 123 square feet).

The Project Site is the former AJU Familiar Campus, which included university, high school, and evening/weekend classes, as well as on-site student housing.

The Project will make use of these existing facilities and does not include any construction or increase in floor area. The Project does not propose the removal of any protected or non-protected trees.

Upon approval of the Project, a total of up to 900 high school students will be permitted to be enrolled at the Project Site. Accordingly, the permitted enrollment at the Project Site will be less than the previous number of students permitted by the existing Conditional Use Permit.

¹ Also known as 2785, 2845, and 2791 N. Casiano Road.

² Los Angeles County Assessor Parcel Number 4378-001-041

³ Los Angeles County Assessor Parcel Number 4490-001-026

I. Project Permit Compliance

1. That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The Project Site is located in the RE40-1-H-HCR and RE15-1-H-HCR Zones in the Bel Air-Beverly Crest Community Plan area of the City of Los Angeles and is bounded by residential uses in the RE15-1-H-HCR zone to the south, Casiano Road to the north and east, and Mulholland Drive to the west. It is located in the Outer Corridor, Inner Corridor, and Institutional Use Corridor of the Mulholland Scenic Parkway Specific Plan and is consistent with the MSPSP regulations pursuant to the following:

Inner Corridor Regulations

A. Uses

The current campus consists of approximately 193,323 square feet of school facilities, including classrooms, offices, student services, and residential buildings. MCS intends to preserve and re-use the existing facilities on campus with no increase in building floor area.

Schools are discretionary uses within the Institutional Use Corridor of the MSPSP. The following findings necessary for approval of school use can be made:

- i. The use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive. The Project involves the reuse of the existing facilities on the Project Site. Therefore, no improvements will occur that would alter existing views or obstruct existing view corridors.
- ii. The use preserves the residential character along the right-of-way. The Project will result in the relocation of an existing educational use already located within the MSPSP to the Project Site, which itself has an existing educational use. Therefore, the residential character along the right-of-way will not be affected.
- iii. The use is compatible with the scenic parkway environment. The existing educational character of the Project Site will be maintained, and the existing high school component of MCS's approved school use, which is also located in the MSPSP, will be relocated. The Project will only consist of the reuse of existing facilities, which will not alter existing views from Mulholland Drive. Therefore, the use remains compatible with the scenic parkway environment.
- iv. The use preserves and/or enhances land having exceptional recreational and/or educational value. The existing educational character of the Project Site will be maintained, and the relocation of the high school component of MCS's existing school use will both preserve and enhance the educational value of the land.
- v. Any grading is minimized. The Project will not require grading or soil import or export.

- vi. Any graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains. As stated above, the Project will not require grading and will not alter the existing slopes on the Project Site. Therefore, the Project will ensure that the hillside maintains a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- vii. The use preserves the natural topography, prevents erosion and protects native vegetation. As stated above, the Project will not require grading and will not alter the existing slopes on the Project Site. Furthermore, the Project will not alter the existing vegetation or landscaping on the Project Site. Therefore, the use will continue to preserve the natural topography, prevent erosion, and protect native vegetation.
- viii. The use preserves the ecological balance. The Project will not add to the existing building footprint and will not alter the existing topographical or vegetation features of the Project Site. Therefore, the use will continue to preserve the ecological balance.
- ix. The use protects the prominent ridges, streams and environmentally sensitive areas, and the aquatic, biologic and topographic features therein. As stated above, the Project consists of the reuse of existing facilities. Therefore, the Project will not alter any prominent ridges, streams, or environmentally sensitive areas or the aquatic, biologic, and topographic features therein.
- x. The use protects identified archaeological and paleontological sites. The Project Site does not contain any identified archaeological and/or paleontological sites. As the Project will not require grading, no unidentified archaeological and/or paleontological sites are anticipated to be discovered.
- xi. The use minimizes driveway and private street access into the right-of-way. The Project does not create any driveways off of Mulholland Drive and will maintain the usage of the existing driveways on Casiano Road without alteration.
- xii. The use minimizes the visual intrusion of lighting into the right-of-way. Existing lighting will be maintained. Therefore, the Project would minimize any visual intrusion of lighting into the right-of-way.

Because the Project is located in the Institutional Use Corridor and all applicable findings can be made, the proposed relocated school use is consistent with applicable MSPSP use regulations.

B. Environmental Protection Measures

1. Prominent Ridges

Pursuant to the MSPSP, prominent ridges shall not be graded, altered, or removed without the prior written approval of the Director and buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge or within 50 feet of a prominent ridge without written approval of the Director (MSPSP, Section 5.B.1). The Project does not include grading, and

the existing buildings on the Project Site are not located on or within 50 feet of a prominent ridge as depicted on the MSPSP maps.⁴ Therefore, the Project is consistent with the MSPSP Environmental Protection Measures regarding prominent ridges.

2. Streams

Pursuant to the MSPSP, no project shall be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either stream bank without the prior written approval of the Director (MSPSP, Section 5.B.2). The Project does not include grading or construction, and the existing buildings on the Project Site are not located within 100 feet of a stream or watercourse as depicted on the MSPSP maps. Therefore, the Project is consistent with the MSPSP Environmental Protection Measures regarding streams.

3. Projects Near Parklands

Pursuant to the MSPSP, no project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director (MSPSP, Section 5.B.3). The Project does not include grading or construction, and the existing buildings on the Project Site are not located within 200 feet of any public parkland as depicted on the MSPSP maps. Therefore, the Project is consistent with the MSPSP Environmental Protection Measures regarding projects near parklands.

4. Oak Trees

Pursuant to the MSPSP, no oak tree shall be removed, cut down or moved without the prior written approval of the Director (MSPSP, Section 5.B.4). The Project does not include the modification or removal of existing landscaping, nor does it include any existing oak tree. Therefore, the Project is consistent with the MSPSP Environmental Protection Measures regarding oak trees.

5. Archaeological and Paleontological Resources

Pursuant to the MSPSP, applicants which propose to grade more than 50 cubic yards per 5,000 square feet of lot area shall submit to the Director a preliminary archaeological and paleontological record search and shall file an environmental assessment if the records search reveals that archaeological or paleontological resources may be located on the subject property. (MSPSP, Section 5.B.5). The Project does not include grading or construction and therefore is exempt from this requirement. Therefore, the Project is consistent with the MSPSP Environmental Protection Measures regarding archaeological and paleontological resources.

C. Grading

The Project, which consists of the reuse of existing facilities on the Project Site for the relocation of an existing approved school use, does not propose any grading; therefore, the MSPSP's grading regulations do not apply.

⁴ Mulholland Scenic Parkway Specific Plan, Specific Plan Area Map 7 of 12

D. Building Standards

Pursuant to Section 5.A.3 of the MSPSP, “[b]uildings, structures, fences, gates, walls, recreation facilities and landscaping which are legally existing on or before the effective date of this Specific Plan are exempt from the regulations of this Specific Plan.” The MSPSP became effective pursuant to Ordinance No. 167,943 on May 13, 1992. All existing structures on the Project Site were legally constructed pursuant to the Conditional Use Permit originally obtained by AJU in 1966⁵ (i.e., prior to the effective date of the MSPSP) and subsequent Plan Approvals. Most of these structures, i.e., the Main Building, the student residence buildings, the athletic fields and ornamental landscaping, and automobile parking, were constructed between the mid-1970s and mid-1980s, predating the MSPSP. Subsequently constructed structures, such as the Student Union building and additional perimeter fencing, received all required approvals under the MSPSP.⁶

As the Project involves the reuse of existing facilities on the Project Site, these existing facilities either predate the establishment of the MSPSP and are exempt from its development standards or have been constructed in conformity with prior approvals under the MSPSP. Nonetheless, for informational purposes, additional detail regarding these development standards is provided below.

1. Viewshed Protection

Pursuant to the MSPSP, “[n]o building or structure visible from Mulholland Drive on an upslope or downslope lot shall penetrate the viewshed without the prior written approval of the Director pursuant to Section 11.” (MSPSP, Section 5.D.1.) The Project consists of the reuse of existing facilities on the Project Site for the relocation of an existing approved school use. As such, the Project does not add new floor area or otherwise impact the existing viewshed area. Therefore, the Project is consistent with Inner Corridor viewshed protection regulations.

2. Building Heights

Building heights are limited to 15 feet in the first 100 feet from the Mulholland Drive right-of-way, and 30 feet in the first 100 to 500 feet from Mulholland Drive. (MSPSP, Section 5.D.2.) The Project comprises the reuse of existing facilities on the Project Site and will not increase the height of buildings that are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with MSPSP Inner Corridor building height requirements.

3. Yard Requirements

The MSPSP requires that a front yard consisting of a minimum of 20% the depth of the lot, not needing to exceed 40 feet, and a side yard consisting of a minimum of 10% of the width of the lot, not needing to exceed 20 feet, be provided. (MSPSP, Section 5.D.3.) As noted above, the Project consists of the reuse of existing facilities on the Project Site and will not alter the yard area of buildings that are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with Inner Corridor yard requirements.

⁵ Planning Case No. ZA-1966-18445

⁶ See Planning Case No. DIR-2001-1358-DRB and DIR-2002-2717-SPPA (for the Student Union building) and DIR-2018-0485-DRB-SPP-MSP (for the perimeter fencing).

4. Fences, Gates and Walls

MSPSP regulations state that “[a]ll fences, gates and walls visible from Mulholland Drive shall be constructed of the following materials: rough-cut, unfinished wood; native-type stone; splitface concrete block; textured plaster surface walls; black or dark green chain link or wrought iron; or a combination thereof.” (MSPSP, Section 5.D.4.) The Project does not propose any new fencing or walls, and existing fencing and walls are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with Inner Corridor fencing regulations.

5. Drain Pipes

MSPSP regulations state that drain pipes visible from Mulholland Drive shall be black or earth tone brown. (MSPSP, Section 5.D.5.) The Project does not include installation of additional drain pipes and existing drain pipes, where present, are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with this regulation.

6. Utilities

MSPSP regulations state that all utilities installed shall be placed underground. (MSPSP, Section 5.D.6.) The Project consists of the reuse of existing facilities on the Project Site and does not propose any new utility connections, while existing utilities are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with the Inner Corridor utility regulations.

7. Roofs

MSPSP regulations state that “[a]ll roofs visible from Mulholland Drive shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices.” (MSPSP, Section 5.D.7.) The Project consists of the reuse of existing facilities on the Project Site for the relocation of an existing approved school use. Therefore, the Project is consistent with Inner Corridor roof regulations.

Outer Corridor Regulations

A. Uses

As noted above, the Project Site is located partially within the Inner Corridor (all areas of which are also in the Institutional Use Corridor) and partially in the Outer Corridor. Under the MSPSP, uses permitted on a discretionary basis in the Inner Corridor may be permitted in the Outer Corridor, provided that specific findings must be made (MSPSP Section 6.A). These findings are consistent with the findings required for such uses when located in the Inner Corridor. As discussed above, all such findings can be made for the Project, and the Project is consistent with applicable use regulations.

B. Environmental Protection Measures

Environmental Protection Measures under the Outer Corridor regulations are the same as those associated with the Inner Corridor. Therefore, as discussed above, the Project is consistent with applicable Environmental Protection Measures.

C. Grading

As discussed above, the Project, which consists of the reuse of existing facilities on the Project Site, does not propose any grading; therefore, the MSPSP's grading regulations do not apply.

D. Building Heights

Under the MSPSP, the height of buildings in the Outer Corridor shall not exceed 40 feet. The Project is not adding or otherwise modifying the height of the existing buildings, which are exempt from or were previously approved pursuant to the MSPSP. Therefore, the Project is consistent with the Outer Corridor building height regulation.

Landscaping

1. Graded Slopes. Graded slopes shall be landform graded in accordance with the provisions of the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code. Slopes which cannot be landform graded shall be landform planted in accordance with the provisions of the Landform Grading Manual. Landscaping shall be installed within six (6) months of the completion of any grading. The Project does not include any grading.
2. Location. Plant material in the inner corridor shall not obstruct the view from Mulholland Drive and the right-of-way. No new landscaping will be installed as a part of the Project, and existing landscaping does not obstruct the view from Mulholland Drive.
3. Type. Landscaping shall predominantly consist of native-type fire resistant plant materials. No new landscaping will be installed as a part of the Project, and existing landscaping, which is exempt from or was previously approved pursuant to the MSPSP, will be maintained.
4. Oak Trees. Oak trees shall not be removed except as set forth in Sections 5.B.4 or 7.B.9 of this Specific Plan. No landscaping will be removed as a part of the Project, and existing landscaping will be maintained.
5. Replacement Trees. Native trees, including oak trees, which are removed shall be replaced with the same type of tree according to the following replacement schedule. The Project will not remove any existing trees.
6. Maintenance. An automatic irrigation system shall be installed where necessary to sustain

plants and trees and a fire-resistant corridor. The Project will maintain existing automatic irrigation systems.

2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301 (Class 1 Categorical Exemption) and CEQA Guidelines Section 15332 (Class 32 Categorical Exemption). Accordingly, there will be no significant environmental impacts requiring mitigation.

II. MSPSP Design Review Board Findings

1. Explain how your project is consistent with the Specific Plan design criteria and guidelines. Look through the Specific Plan Design Criteria and Guidelines and identify those guidelines that apply to your project. Explain how your project meets the applicable guideline or what about the project makes it consistent with the guideline (e.g., the height requirement is 15 feet and the proposed structure is 13 feet).

As described in the project description and in Section I, above, the Project consists of the relocation of the high school component of MCS’s existing approved school use to the Project Site and will consist of the reuse of existing facilities on the Project Site.

No driveways will enter or intersect Mulholland Drive, and as no new structures will be added, none will penetrate the viewshed of Mulholland Drive (Guidelines #24, #25). Existing mechanical equipment and trash receptacles will be concealed within existing structures and/or properly screened, and utility connections will not be installed above-grade (Guidelines #44-46, #49). There will be no structures within 15 feet of the property line adjacent to existing homes. (Guideline #51.) The height of existing buildings will not be modified (Guideline #52). No site landscaping will be substantially modified and no existing oak trees or other significant native and non-native trees in the Project Site will be impacted (Guideline #53).

Accordingly, the Project is consistent with the applicable MSPSP Design Criteria and Guidelines.

2. Explain why your proposed project is compatible with the neighborhood.

The Project involves the re-use of existing facilities on the Project Site, which will not affect the Mulholland Drive viewshed, will not increase height, and will not add square footage to the Project Site.

Operationally, the Project involves measures and programs that will minimize traffic impacts to the surrounding neighborhood. As a part of the Project, MCS would implement a comprehensive Transportation Demand Management (“TDM”) program similarly effective as the TDM program already implemented for its existing campus pursuant to Planning Case CPC-2006-1527-CU-ZAA to manage traffic to/from the East Campus through the neighborhood, as well as

on the adjacent street and freeway system. The TDM program will encourage the use of rideshare/carpool, public transportation, and privately operated bus shuttles services. The TDM program will also outline communication with parents, as well as specific circulation routes to and from MCS during the morning and afternoon peak periods to balance traffic within the immediate area and minimize the concentration of MCS-related traffic.

Therefore, the Project will be compatible with the surrounding neighborhood.

3. Explain which sustainable building practices will be used to construct and operate the proposed structure.

The Project would consist of the reuse of existing facilities on the Project Site, which were constructed compliant with the then-applicable building codes and efficiency regulations. As such, the Project will support sustainable design by reusing existing structures, which will avoid the embedded carbon emissions inherent in the construction of new buildings.

III. Conditional Use Permit

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

As stated in Section I above, the Project Site is located in the RE40-1-H-HCR and RE15-1-H-HCR Zones in the Bel Air-Beverly Crest Community Plan of the City of Los Angeles and is bounded by residential uses in the RE15-1-H-HCR zone to the south, Casiano Road to the north and east, and Mulholland Drive to the west. It is located in the Outer Corridor, Inner Corridor, and Institutional Use Corridor of the MSPSP.

As described in the project description and in Section I, above, the Project consists of the relocation of the high school component of MCS's existing approved school use to the Project Site and reuse of the existing facilities on the Project Site.

The Project will permit MCS to continue to provide religious high school instruction in the manner that has been approved and operational for decades a short distance to the west, and which has been beneficial to the community. The relocation of the high school component of MCS's existing school will permit MCS to enroll a total of up to 900 high school students at the Project Site. Middle school students will continue to be permitted to be enrolled at the existing MCS campus. Previous uses permitted at the Project Site pursuant to the Conditional Use Permit authorizing operation of AJU included religious instruction at the university, high school, and adult continuing education levels. Therefore, relocation of MCS's high school component will be comparable to existing and previous uses of the Project Site and will continue an existing beneficial use.

In sum, the Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is beneficial to the community, city, and region.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The Project will relocate the high school component of the existing MCS school use located to the west and replace the former operations of AJU. As the Project consists of the reuse of existing facilities on the Project Site, it will not change the size or height of the buildings already on the Project Site and does not include the development of any new features that would alter existing views from Mulholland Drive. Because the Project will not involve new development, its location, height, and size will not be detrimental to the surrounding neighborhood or community. The Project's operations are consistent with the previous educational character of the Project Site and will also be similar to the existing operations of MCS at 15900 Mulholland Drive.

For these reasons, the Project will not be detrimental to adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Project Site is designated in the Bel Air-Beverly Crest Community Plan as Minimum Residential and Very Low II Residential. The Project conforms to these designations and would serve the goals and objectives stated in the General Plan Land Use Element, including those listed below:

General Plan Framework Element

The General Plan Framework Element sets forth a City-wide comprehensive long-range growth strategy and defines City-wide policies that are implemented at the community level through community plans and specific plans. The Project is consistent with the Framework Element's goals, objectives and policies, including those listed below:

- Chapter 3 – Land Use
 - Goal 3A – A physically balanced distribution of land uses that contributes towards and facilitates:
 - Objective 3.1 – Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. The Project will relocate the high school component of MCS's existing approved school use continuing the educational use the Project Site has provided for decades.
 - Goal 3B - Preservation of the City's stable single-family residential neighborhoods.
 - Objective 3.5 – Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of

existing development. The reuse of the existing campus is a significant benefit to maintaining and preserving the community character and uses, compared to other changes or new development that could occur with the sale of the existing campus.

- Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. The proposed Project will reuse existing facilities on the Project Site; no new development will occur. The design, location, and size of the school will remain as it currently exists and is consistent with existing land uses in the vicinity in terms of aesthetics, character, scale and view protection. Therefore, the Project will not affect the neighborhood's predominant and distinguishing characteristics.

Bel Air-Beverly Crest Community Plan

The Project is consistent with the Community Plan's goals, objectives and policies, as listed below:

- Purpose – Preserving and enhancing the positive characteristics of existing uses which provide the foundation for Community identity, such as scale, height, bulk, setbacks and appearance. The Project will preserve the exterior appearance of the AJU Familiar Campus, thus preserving community identity for which the existing facilities are a part of.

Mulholland Scenic Parkway Specific Plan

The Project is consistent with the Specific Plan's goals, objectives, and policies, as listed below:

- Section 2 – Purposes
 - A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources. The Project consists of the reuse of existing facilities on the Project Site, which will not impact the scenic features of Mulholland Drive, and does not affect the natural topography or landscaping on the Project Site. Therefore, the Project assures maximum preservation of the parkway's scenic features and resources.
 - C. To preserve and enhance land having exceptional recreational and/or educational value. The Project Site is in the Institutional Use Corridor, which specifically allows schools, and was previously occupied by the AJU Familiar Campus. The Project, which will relocate the high school component of MCS's existing school use to the Project Site, will both preserve and enhance the educational value of the land.
 - E. To assure that the design and placement of buildings and other improvements preserve, complement, and/or enhance views from Mulholland Drive. The Project

will consist of the reuse of existing facilities on the Project Site, which will preserve the current views from Mulholland Drive.

- G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains. The Project will not include any grading or import or export of soil and will not result in the alteration of any ridgeline or other natural features. Therefore, the Project will ensure that the hillside maintains a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- I. To reduce the visual intrusion caused by excessive lighting. As a part of the reuse of the existing facilities on the Project Site, existing lighting will be maintained.
- J. To minimize driveway and private street access into the right-of-way. The Project will not create any driveway or private street access off of Mulholland Drive and will not increase the number of driveways from the property onto Casiano Road.

- Mulholland Scenic Parkway Specific Plan Design Guidelines
 - Goal 1 – Preserve and enhance the natural character of the Santa Monica Mountains and the scenic, hillside character of the Mulholland Scenic Parkway. The Project will consist of the reuse of existing facilities on the Project Site, which will preserve the current views from Mulholland Drive. Therefore, the Project will preserve the natural character of the Santa Monica Mountains and the scenic hillside character of the Mulholland Scenic Parkway.
 - Objective 1.1 – Design projects to minimize the visibility of the project as seen from Mulholland Drive, and to create a natural appearance compatible with the hillside characteristics of the Santa Monica mountains. The Project will reuse the existing facilities on the Project Site, and thus maintains the natural appearance created and maintained since its original development.
 - Guideline 6: Fences and walls should not obstruct the right-of-way of Mulholland Drive or the views from Mulholland Drive. Where site fencing or gates are proposed, rough-cut, unfinished wood, native-type stone, stained concrete, split face concrete block, textured plaster surface walls, black or dark green chain link or wrought iron, or a combination thereof should be utilized. The Project does not propose any additional fencing or walls.
 - Guideline 25: Driveways. Design driveways so that they do not enter or intersect Mulholland Drive if other options are available. The Project will retain the four existing driveways on Casiano

Road, which will continue to not intersect Mulholland Drive.

- Goal 2 – Design projects to be compatible with the scenic parkway environment and with the surrounding neighborhood in order to preserve and enhance the range of visual experiences within the parkway.
 - Objective 2.2: Ensure that the size, scale, bulk, massing, exterior design, color, materials and textures, placement, siting and the overall appearance of projects blend with and complement the scenic, hillside character of the Mulholland Scenic Parkway.
 - Guideline 44: Heating, air-conditioning and utility equipment and ducts should be completely concealed within the structure. In addition, any exterior mechanical equipment should be screened with landscaping and/or permanent, solid fencing. The location of all exterior equipment should be shown on the site and landscape plans. All heating, air-conditioning, and utility equipment will continue to be screened by the existing structures.

Guideline 46: All trash and recycling receptacles should be stored inside the building or within an enclosed structure. Where receptacles are stored in any visible yard area, screening should be provided by means of landscaping and/or permanent, solid fencing. The proposed location should be identified on the site plan. All trash and recycling receptacles will continue to be stored within an enclosed structure or otherwise screened from view.

- Objective 2.3 – Ensure projects are compatible with the immediate surrounding neighborhood.
- Guideline 51: No portion of the proposed project located within 15 feet of the side property line should exceed any portion of an existing main structure on an abutting lot within 15 feet of the property line by more than 10 feet in height. The Project does not propose any additional square footage or height to existing structures, which are either exempt from or previously approved pursuant to the MSPSP.
- Guideline 52: When existing structures are to be modified, design the modifications to be compatible with the existing structure(s) on the site and other houses in the neighborhood as to height, massing, size, color and setback. The Project will reuse the existing facilities on the Project Site. As such, the Project will remain consistent with existing land uses in the vicinity in terms of aesthetics, character, scale and view protection.

- Goal 3 – Preserve and complement the existing native vegetation and natural hillside appearance. The Project will not alter the existing landscaping on the Project Site. Furthermore, the Project will not move or cut down any protected or native trees, thus preserving the existing native vegetation and natural hillside appearance.
 - Objective 3.1 – Protect significant existing landscape features. The Project will not cut down any protected or native trees, or pave over any currently landscaped areas, thus protecting significant landscape features.
- Goal 4 – Design projects to enhance the sustainability of development and preserve the existing ecological balance of the Santa Monica mountains and the Scenic Parkway. The Project does not include any new development and will continue to comply with sustainability measures required by applicable building codes, including the Los Angeles Green Building Code.
 - Objective 4.1 – Ensure that the design, construction, renovation, operation, and maintenance of projects preserve the parkway’s natural environment while maximizing energy and resource efficiency. The Project will preserve the parkway’s natural environment by retaining existing landscaping to preserve the site’s natural topography. Furthermore, the Project will continue to comply with sustainability measures required by applicable building codes, including the Los Angeles Green Building Code.