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April 30, 2010

The Honorable Greig Smith
Councilmember, Twelfth District
200 North Spring Street
Los Angeles, CA 90012

Ms. S. Gail Goldberg
Director of Planning
Department of City Planning
City Hall – Room 525
200 North Spring Street
Los Angeles, CA 90012

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File No. 047268-0001

RE: SIERRA CANYON SCHOOL EQUESTRIAN TRAILS – APRIL PROGRESS REPORT

Dear Greig and Gail:

Condition No. A.1 of CPC-2008-3537-CU (CF 09-0985) requires the dedication of an equestrian trail along Rinaldi Street within the School's athletic fields site as part of the project's Phase One development. Condition No. 58.c requires a two-foot dedication on De Soto Avenue. The School filed an offer to dedicate this trail and the street on August 6, 2009. Condition No. A.1.j requires dedication of the "Variel" trail on the elementary school site. The School filed an offer to dedicate this trail on September 14, 2009.

On September 22, 2009, the City issued a temporary use of land permit for the athletic fields site to conduct physical education and team practice. In conjunction with that permit, the School is required to submit monthly progress reports to the Planning Department and to Council District 12, beginning on November 1, 2009, that detail the School's activities and progress toward completing to the City's satisfaction the dedications required by these conditions. A complete copy of the text is attached.

We have submitted to you timely monthly progress reports since November 2009.

As we reported last month, on or about March 1, the project architect submitted grading drawings for the Athletic Field site as required by the Bureau of Engineering that depict the grade that will exist at the end of Phases II and III, to assure the Bureau that all adjacent street

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improvements on De Soto Avenue and Rinaldi Street will be consistent with those street improvements. Also submitted was a small revision to the proposed equestrian trail map. The legal description for the trails was approved by the City's surveyor.

The architect was advised that the drawings would be reviewed and approved within two weeks of submittal. As of today's date, the drawings remain with the Bureau of Engineering.

The Bureau of Engineering reviewed the plans submitted for the De Soto Avenue improvements last week and requested additional grading information. The project architect expects Engineering to finish its plan review soon and approve street dedication requirements established by Engineering and the Department of Transportation.

The School continues to exercise its best efforts to comply with all procedural requirements to dedicate the two identified equestrian trails as well as the dedication along De Soto Avenue. The School has attended any and all meetings requested by Engineering, Building and Safety, and Planning. Calls have been made by the School, its architect and myself to check on the status of the dedication offers and to offer whatever assistance we can. The volunteered condition entered into by the School on September 22, 2009 (attached), was based, in part, on a mutual expectation that the involved City departments would process the dedication offers in a manner consistent with the May 1, 2010 date. However, whether due to a shortage of staff at the respective City departments or for other reasons, it is apparent that more time than previously expected is needed for the City to process the offers to dedicate the trails.


This week I spoke with Harlen Carraher, the plan checker who issued the current use of land permit. He is of the opinion that no new permit is required as long as the site is inspected at least once every six months. Jameson Lee of the case management unit of the Department of Building and Safety advised that inasmuch as the attached condition was voluntary it is unenforceable. I have tried, unsuccessfully, to speak with Tom Glick of Planning who assisted in obtaining the current use of land permit; we have traded messages as recently as yesterday but have not been able to connect with one other.

In good faith and absent any objection, it is the intention of the School to continue to submit monthly reports until the trails are dedicated, whether that entails a few months or many months. In effect the School will comply with the September 22, 2009, volunteered condition except for the reference to the May 1, 2010 termination date.

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On behalf of Sierra Canyon School, if you have any questions or comments about the April progress report, please contact me. Otherwise, we will update you next month.

Very truly yours,



Daniel Green
Land Use Project Manager
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Attachment

cc: Mitch Englander, Chief Deputy, Council District 12
Phyllis Winger, Chief Planning Deputy, Council District 12
Dan Scott, Principal City Planner, Department of City Planning
Tom Glick, Department of City Planning
James L. Arnone, Latham & Watkins LLP

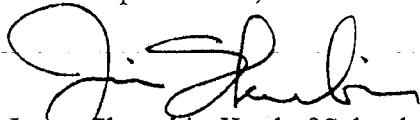
SIERRACANYON

Attachment:

Applicant Volunteered Condition

This use of land permit is limited in time and in allowed use. This permit only allows use of the site for physical education classes and practice athletic fields. To keep this permit in effect, the owner shall submit monthly progress reports to the Planning Department and to the Office of Council District 12 starting on November 1, 2009, that detail the owner's activities and progress toward completing to the City's satisfaction the dedications required by Condition Nos. 1.a, 1.i and 1.j of Case No. CPC-2008-3537-CU. If the owner fails to submit any such monthly report or if any such monthly report fails to demonstrate that the owner is exercising reasonable steps to expedite and complete the dedications required by Condition Nos. 1.i and 1.j of Case No. CPC-2008-3537-CU, then this permit shall terminate immediately upon the Planning Department and the Office of Council District 12 notifying the owner and the Department of Building and Safety in writing that they have determined that the owner has failed to exercise reasonable steps to expedite and complete the dedications required by Condition Nos. 1.i and 1.j of Case No. CPC-2008-3537-CU. Unless terminated earlier pursuant to the preceding sentence, this permit shall automatically terminate on May 1, 2010, without further City action, and that no further use of land permit will be granted absent completion of the dedication. Nothing herein shall be interpreted as preventing any further permit from being issued.

Date: September 22, 2009



James Skrumbis, Head of School