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LATHAM & WATKINS^{LLP}

February 26, 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 – FEBRUARY 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 previously submitted to you timely reports for the months of November, December and January.

In February, the project architect met with representatives of the Bureau of Engineering, the Department of Building and Safety, and City Planning seeking to resolve a question among

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City agencies as to the amount of dedication that is required along De Soto Avenue. No conclusion was reached.

On February 22, we contacted the Bureau of Engineering and the Department of Transportation, providing copies of letters they issued to the Department of City Planning in 2008, 2009 and 2010 regarding dedication. In the 2008 letter, the Department of Transportation recommended a two-foot dedication and provision of a deceleration lane. Consistent with that requirement, the school submitted an offer to dedicate on August 6, 2009. In the September 9, 2009 letter, the Bureau of Engineering revised its recommendation so as to require a two-foot dedication only. Consistent with the revised requirements, the school then contracted with its surveyor to revise the drawings submitted earlier. On January 22, 2010, revised drawings were provided to the survey unit of the Bureau of Engineering. On January 14, 2010, the Department of Transportation issued what appears to be the same letter it issued in 2008, other than the newer date.

The Bureau of Engineering responded to our inquiry on February 23 stating that it did not object to a deceleration lane but advised that the Department of Transportation would need to establish the additional street dedication and improvement for this lane. On February 24 the Department of Transportation responded, referring to the deceleration lane requirement established in Condition No. 58.a, but, as we pointed out, none of the Conditions of approval require any dedication on De Soto Avenue other than for two feet. As of the date of this report, no resolution on the dedication issue by the City has been reached.

At this time and unless otherwise advised by City staff, the School believes it is complying with all procedural requirements to dedicate the two identified equestrian trails as well as the dedication along De Soto Avenue. The School will continue to monitor the process and submit its next monthly report at the end of March.

On behalf of Sierra Canyon School, if you have any questions or comments about the February progress report, please contact me. Any assistance you can provide to expedite the dedication process would be welcomed.

Very truly yours,



Daniel Green
Land Use Project Manager
LATHAM & WATKINS LLP

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, City Planner, Department of City Planning
James L. Arnone, Latham & Watkins LLP

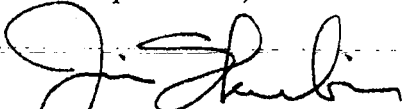
SIERRACANYON

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 Skrubis, Head of School