

SIERRACANYONSCHOOL

Head of School

November 30, 2009

The Honorable Greig Smith
Councilmember, Twelfth District
200 North Spring Street, Room 405
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

SIERRA CANYON SCHOOL EQUESTRIAN TRAILS – NOVEMBER PROGRESS REPORT

Dear Greig and Gail,

Condition No. A.1.a 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. A.1.i requires improvement of the trail prior to development of Phase Two. Condition No. A.1.j requires dedication of the "Variel" trail on the elementary school site. The School filed offers to dedicate these trails on August 6 and September 14, respectively.

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.

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The offers to dedicate filed by the School must understandably take their respective places in the queue of other cases submitted to the Bureau of Engineering. In that context, the School could have allowed the processing of these applications to take their normal course. Instead, the School's representative took the initiative to meet with the survey staff of the Bureau of Engineering two days after the offer to dedicate was filed for the Variel trail. At that meeting, survey staff advised that certain data points needed to be added to the survey drawings. The representative also advised Engineering survey staff that the Bureau's Land Development Group issued a revised recommendation for De Soto Avenue, necessitating a revision to the survey map filed for the combined Rinaldi trail and De Soto Avenue dedications. Without waiting for official correspondence from the City advising of the need to submit revised maps, the School immediately engaged its surveyor to update the drawings. These drawings were hand carried by the School's representative to the survey unit of Engineering on October 2. This initiative resulted in avoiding what otherwise would have been a lengthy delay in processing the offers to dedicate.

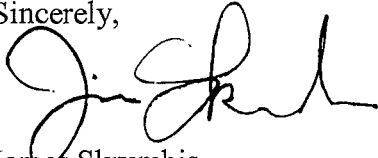
Since then, the School has made phone calls on a weekly basis to various City staff involved in the dedication process to check on the status of the both equestrian trails and stands ready to assist wherever appropriate. Specifically, Sal Hassan, in the Public Works Department has asked us on October 28th to send him a map highlighting the areas (trails on both sites) that we would like to dedicate. We will send that highlighted map to Mr. Hassan by Monday, November 2nd. Otherwise, we have been told that our materials are being reviewed by the Survey Department of the Land Development office.

During the month of November the following progress has been made towards dedication of the Sierra Canyon School equestrian trails. David Castillo, Bureau of Engineering in the Real Estate Division, was sent a certified copy of an "Irrevocable Offer to Dedicate" document, which included the original, executed Consent of Lien Holder from Zions First National Bank. A call to David Castillo confirmed receipt of the documents and he noted it would be recorded on November 24. Sal Hassan, Civil Engineering Associate in the Public Works Department confirmed he had received a map of the areas to be dedicated. The areas were not highlighted but he said it would be sufficient and he would call if he needed anything else. In an effort to move the process forward, Phyllis Winger, of Councilman Smith's office, has agreed to call Sal Hassan on behalf of Sierra Canyon School.

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If you have any questions or comments about this initial progress report, do not hesitate to call me. Any help you can provide in expediting this process would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Skrumbis', written in a cursive style.

James Skrumbis
Head of School

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
James Arnone, Latham & Watkins, LLP
Daniel Green, Latham & Watkins, LLP
Tom Glick, City Planner, Valley District Office

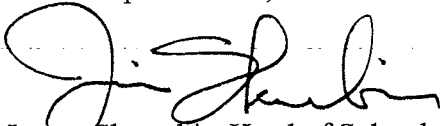
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Attachment:

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