

**BERGGRUEN INSTITUTE**

2100 - 2187 N. CANYONBACK ROAD  
2050 N. STONEY HILL ROAD & 1901 N. SEPULVEDA BOULEVARD

**The Berggruen Institute (the “Applicant”) requests approval of the following discretionary actions:**

1. **Pursuant to Section 11.5.6 of the LAMC**, a General Plan Amendment to establish the location of the Berggruen Institute Specific Plan, and clarify Brentwood – Pacific Palisades Community Plan Footnote 14 by expressly indicating that the Berggruen Institute Specific Plan is consistent with the “Very Low I Residential” and “Open Space” land use designations.
2. **Pursuant to Section 12.32 of the LAMC**, a Zone Change from the [Q]RE20-1-H and [Q]A1-1 Zones to the Berggruen Institute Specific Plan Zone (“BI”).
3. **Pursuant to Section 11.5.7 of the LAMC**, establish the Berggruen Institute Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the project site.
4. **Pursuant to Sections 12.04 of the LAMC**, a Code Amendment to establish the Berggruen Institute Specific Plan Zone (“BI”).
5. **Certification of Environmental Impact Report** associated with Planning Case No. ENV-2019-4565-EIR.

## **FINDINGS**

### **1. General Plan Amendment:**

**A. The proposed General Plan Amendment complies with Los Angeles City Charter Section 555 in that it complies with the procedures pertaining to the preparation, consideration, adoption and amendment of the General Plan, or any of its elements or parts, as prescribed by ordinance and subject to the requirements of Section 555.**

(a) The proposed action would adopt clarifying amendments to a portion of the Land Use map of the Brentwood – Pacific Palisades Community Plan in order to establish the boundaries of the Berggruen Institute Specific Plan, and expressly provide that the Specific Plan is consistent with the existing “Very Low I Residential,” “Minimum Residential,” “Open Space,” and “Public Facilities” land use designations. No other changes to the subject property’s underlying land use designations, nor any other Plan policies, are proposed. Rather, this clarifying general plan amendment would recognize the significant unifying economic and physical characteristics of this 447-acre property and enable its use and development to be accomplished through the cohesive policies contained in a specific plan and thus ensure that the site’s extraordinary ridge-top and hillside topography, natural resources, public recreational opportunities, and cultural identity are preserved and enhanced for the benefit of the City of Los Angeles.

The subject property is clearly framed on the east and west by two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest. It is delineated on the south by Mount St. Mary’s University and the northernmost extensions of the Getty Center property, and on the north by the Mountaingate residential community, each of which are distinct uses and properties with their own clear physical, cultural, and planning identities. As such, the subject property—which approximates the acreage of the University of California, Los Angeles and is more than twice that of the University of Southern California’s main campus (covered by the USC University Park Campus Specific Plan)—is clearly distinguished from the predominantly residential and golf course uses to the north, and the university and museum / research institute uses to the south. The Specific Plan design standards will reflect the subject property’s unique identity, while acting as a bridge between, and ensuring compatibility with, these neighboring uses.

The Specific Plan will also allow for the continued maintenance of two existing, public multi-use trails: the Canyonback Trail and the Riordan/Sycamore Valley Trail, which help connect the surrounding Mountaingate and Brentwood residential communities (among others) with the open space, cultural, and educational resources that already exist within the Sepulveda and Mulholland corridors within the Community Plan Area (including The Getty Center, Leo Baeck Temple, the Skirball Cultural Center, Milken Community School, Curtis School, Mirman School, Berkeley Hall School, Bel Air Presbyterian, Westland School and the aforementioned Mount St.

Mary's University). These uses, taken in total, have functionally lengthened the "Institutional Use Corridor," identified in the Mulholland Specific Plan, from Bel Air Presbyterian to Skirball Cultural Center and down to Leo Baeck Temple. The Berggruen Institute, as authorized by the Specific Plan, will add a unique and complementary component to this important corridor within the City

(b) The Director of Planning proposed the amendment to the Plan. The request was initiated via signature by the Director's designee.

*[Charter Section 555 procedural requirements, Commission recommendations, and notice provisions to be added prior to hearing.]*

**B. The proposed General Plan amendment complies with Los Angeles City Charter 556 in that it is in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.**

Approval of the Berggruen Institute Specific Plan and associated entitlements would facilitate the construction of an Advanced Scholarship and Research Institute within Los Angeles' "cultural corridor." To this end, the Berggruen Institute Specific Plan will allow for uses that preserve open space, enhance the previously approved trails, reduce grading as compared to existing vested entitlements on the Property, improve fire safety, and provide for the addition of a unique center of scholarship and research that will complete the "cultural corridor" and enhance the broader Los Angeles community.

While the subject property extends 447 acres—more than the acreage of UCLA, and approximately twice that of the University of Southern California's main campus (covered by the USC University Park Campus Specific Plan), the Berggruen Institute would acknowledge the subject site's unique topography and existing natural habitat by clustering development within a 28-acre previously disturbed area (approximately 6% of the subject property). The Specific Plan authorized by this General Plan Amendment would designate the remaining area—approximately 424 acres (approximately 94% of the property)—as open space for hillside preservation, restoration and protection of native habitat, and allowance for public trails and recreational opportunities. The Specific Plan will thus restrict the footprint of the proposed project to no greater than the area approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072 (a map that authorizes the development of 28 estate-sized residences, is not relied upon by the City to satisfy its Housing Element goals, and provides no affordable housing). At the same time, the careful design required by the Specific Plan will dramatically reduce the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the "open space" areas identified by that map.

As such, the proposed action would further each of the following Brentwood – Pacific Palisades Community Plan Goals and Policies, thereby assuring that the proposed action is in substantial conformance with the purposes, intent, and provisions of the General Plan as a whole and all of its elements.

Framework Element

*Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

*Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

The vast majority of land area within the Brentwood – Pacific Palisades Community Plan area is designated for minimum to medium density residential uses and open space. Although there is little differentiation between the land use designations assigned by the Plan Maps, there is a plethora of residential, institutional, religious, educational, commercial, and recreational uses within the Plan area.

The proposed project is complementary to these existing institutional, religious, and educational uses in purpose, intent, and operations. And, it will be complementary to the existing residential and recreational uses through its design (both landscape and architecture). It adds to the vitality and diversity of land uses within the general vicinity and, as such, meets the intent of this Goal and Objective.

*Policy 3.1.3: Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces.*

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site) that has previously been disturbed by landfill and other prior development activity. This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause. The Project clusters structures (in keeping with best planning practices) on those flat, previously graded areas of the property.

These design elements allow this proposed project to provide for an architecturally significant set of buildings while fostering stewardship of these 424 acres of preserved open space, and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members. By allowing for the continued use of existing trails within a less-impacted (and in many cases) restored open space environment, the project would help serve the needs of existing and future residents of Los Angeles.

*Goal 6A: An integrated citywide/regional public and private open space system that serves and is accessible by the City's population and is unthreatened by encroachment from other land uses.*

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and substantially reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the "open space" areas identified by that map.

The site clusters structures (in keeping with best planning practices) on these flat, previously graded, areas of the property. These design elements allow the proposed project to provide for an architecturally significant set of buildings while fostering stewardship of 424 acres of open space and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members.

This proposed development allows for the 424 acres to remain preserved in perpetuity at the same time it improves upon the existing level of fire safety, life safety; reduces grading quantities as compared to build-out of Vesting Tract Map No. 53072; and preserves existing topographic features (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference).

*Objective 6.1: Protect the City's natural settings from the encroachment of urban development, allowing for the development, use, management, and maintenance of each component of the City's natural resources to contribute to the sustainability of the region.*

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail. Additional trail enhancement, in accordance with existing trail easements, will improve the existing Canyonback Trail that passes through the project site. This trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II will be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These improvements would ensure continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and reduces the

amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the “open space” areas identified by that map.

The remaining 424 acres would be preserved in perpetuity, thereby permanently protecting the natural setting from the encroachment of additional urban development. The trail improvements proposed as part of the project (detailed above) will enable this open space system to be accessible to the City's population.

*Policy 6.1.1: Consider appropriate methodologies to protect significant remaining open spaces for resource protection and mitigation of environmental hazards, such as flooding, in and on the periphery of the City, such as the use of tax incentives for landowners to preserve their lands, development rights exchanges in the local area, participation in land banking, public acquisition, land exchanges, and Williamson Act contracts.*

The proposed project will complement both the natural terrain of the Santa Monica Mountains and the contemporary monastic setting of the Institute campus. This comprehensive plan would include native and drought-resistant plantings, protect and restore natural vegetation, incorporate on-site water harvesting, and reduce environmental hazards, particularly including fire hazards in the City, and on the periphery of the City's urban development.

#### Open Space Resource Protection

The proposed project would encompass three primary Specific Plan Sub-Areas for protecting the open space areas of the site, with their own landscape goals and strategies:

- Ridge I (Institute Building and Scholar Units);
- Ridge II (Scholar Pavilions);
- Open Space (which would include Serpentine Road and habitat restoration on landfill area)

As evidenced in the project plans, the selected plant species and layout respond to the needs of each area. For example, the Serpentine Road and the designated open space areas would include plant species consistent with the existing native vegetation in those areas. Perimeter plantings adjacent to existing off-site single-family residences would incorporate native evergreen species and fast growing shrubs to ensure privacy and screen views of the Project Site.

The Project also involves the preservation of 424-acres of permanent open space. Within portions of these areas, a comprehensive tree and vegetation mitigation program will be undertaken to mitigate project impacts to protected trees and woodlands (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference).

#### Trail Construction/Enhancement/Protection

On-site walking paths will be routed through the development area to allow scholars at the Berggruen Institute to experience the scenic vistas and abundant landscape species of the project site. These pedestrian paths will allow for pedestrian connectivity throughout the development area, incentivizing walkability, socialization, and discourse while not interfering with publicly accessible hiking trails.

Additional trail enhancement, in accordance with existing trail easements, will improve the existing Canyonback Trail that passes through the project site. As previously discussed, this trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II will be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These improvements would ensure continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains.

#### Fire Hazard Protection

The proposed project, and portions of the surrounding communities, are located in an area designated a "Very High Fire Hazard Severity Zone." Consistent with the National Fire Protection Association's (NFPA) "Firewise" program, the project will provide for the protection of the development itself, while including enhancements to benefit the neighboring communities and fire service personnel charged with protecting the area. In accordance with Very High Fire Hazard Severity Zone requirements, a fuel modification plan will be implemented to provide adequate defensible space and minimize wildfire risks to habitable structures (See Environmental Impact Report for Fuel Modification Plan Exhibit). The fuel modification plan identifies buffer zones around the proposed structures and dictates the types of vegetation permitted within the zones. The fuel modification plan would also specify requirements pertaining to landscape irrigation, thinning and removal of brush and dead plant materials, removal of non-native plant species, and maintenance of the buffer zones. The primary goal of any fuel modification plan being the provision of adequate defensible space around all potentially combustible structures.

The project's building configurations are further designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents, in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn help to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference) allow for increases in all aspects of fire, life safety management.



Additionally, by improving Serpentine Road, and thereby creating a newly improved access point to Sepulveda Boulevard, the project will create a new emergency access or evacuation point for residents of the Mountaingate community from the southern terminus of Stoney Hill Road.

*Policy 6.1.2: Coordinate City operations and development policies for the protection and conservation of open space resources, by: (a) Encouraging City departments to take the lead in utilizing water re-use technology, including graywater and reclaimed water for public landscape maintenance purposes and such other purposes as may be feasible; (b) Preserving habitat linkages, where feasible, to provide wildlife corridors and to protect natural animal ranges; and (c) Preserving natural viewsheds, whenever possible, in hillside and coastal areas.*

The proposed project will complement both the natural terrain of the Santa Monica Mountains and the contemporary monastic setting of the Institute campus. This comprehensive plan would include native and drought-resistant plantings, protect and restore natural vegetation, incorporate on-site water harvesting, and reduce fire hazards. As such, it would further the General Plan policy of preserving habitat linkages, where feasible, to provide wildlife corridors and to protect natural animal ranges, as well as preserve natural viewsheds, whenever possible, in hillside areas. Specific details of project design that achieves these objectives are set forth below.

#### Open Space Resource Protection

The proposed project would encompass three primary Specific Plan Sub-Areas for protecting the open space areas of the site, with their own landscape goals and strategies:

- Ridge I (Institute Building and Scholar Units);
- Ridge II (Scholar Pavilions);
- Open Space (which would include Serpentine Road and habitat restoration on landfill area

As evidenced in the project plans, the selected plant species and layout respond to the needs of each area. For example, the Serpentine Road and the designated open space areas would include plant species consistent with the existing native vegetation in those areas. Perimeter plantings adjacent to existing off-site single-family residences would incorporate native evergreen species and fast growing shrubs to ensure privacy and screen views of the Project Site.

The Project also involves the preservation of 424-acres of permanent open space. Within portions of these areas, a comprehensive tree and vegetation mitigation program will be undertaken to mitigate project impacts to protected trees and woodlands (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference).

*Policy 6.1.6: Consider preservation of private land open space to the maximum extent feasible. In areas where open space values determine the character of the community, development should occur with special consideration of these characteristics.*

The site is defined by two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. These ridges frame hundreds of acres of natural hillside, oak woodland, and natural drainage courses, along with native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. These goals stem from an express principle of the Berggruen Institute Specific Plan that high-quality architecture can be constructed while preserving the above-referenced scenic qualities. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072.

The site clusters structures (in keeping with best planning practices) on the limited areas of flat, previously graded areas of the property. This clustering reduces the amount of land required to be disturbed and incorporates strategies designed to mitigate fire safety threats. The project's building configurations are designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire.

These design elements allow this proposed project to provide for an architecturally significant set of buildings while fostering stewardship of these 424 acres and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated and unrestricted recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members.

This proposed development allows for the 424-acres to remain preserved in perpetuity at the same time it constructs a project that raises the level of fire, life safety, reduces grading quantities and preserves existing topographic features (discussed in detail in the Environmental Impact Report).

*Objective 6.3: Ensure that open space is managed to minimize environmental risks to the public.*

*Policy 6.3.1: Preserve flood plains, landslide areas, and steep terrain areas as open space, wherever possible, to minimize the risk to public safety.*

*Policy 6.3.2: Seek to ensure that the users of the City's open space system are safe and secure.*

*Policy 6.3.3: Utilize development standards to promote development of public open space that is visible, thereby helping to keep such spaces and facilities as safe as possible.*

The 424-acres of open space is managed and access maintained via recorded agreements with the Mountains Recreation and Conservation Authority (MRCA).

The proposed project is designed to complement both the natural terrain of the Santa Monica Mountains and the contemporary monastic setting of the Institute campus. This comprehensive plan would include native and drought-resistant plantings, protect and restore natural vegetation, incorporate on-site water harvesting, and reduce fire hazards.

#### Open Space Resource Protection

The proposed project would encompass four (4) primary methodologies for protecting the open space areas of the site, with their own landscape goals and strategies:

- Ridge I (Institute Building and Scholar Units);
- Ridge II (Scholar Pavilions);
- Serpentine Road and landfill area (restoration and fire protection measures only);  
and
- Designated open space areas (restoration and fire protection measures only).

As evidenced in the project plans, the selected plant species and layout respond to the needs of each area. For example, the Serpentine Road and the designated open space areas would include plant species consistent with the existing native vegetation in those areas. Perimeter plantings adjacent to existing off-site single-family residences would incorporate native evergreen species and fast growing shrubs to ensure privacy and screen views of the Project Site.

The Project also involves the preservation of 424-acres of permanent open space. Within portions of these areas, a comprehensive tree and vegetation mitigation program will be undertaken to mitigate project impacts to protected trees and woodlands (See Environmental Impact Report for additional narrative).

#### Trail Construction/Enhancement/Protection

On-site walking paths will be routed through the development area to allow scholars at the Berggruen Institute to experience the scenic vistas and abundant landscape species of the project site. These pedestrian paths will allow for pedestrian connectivity throughout the development area, incentivizing walkability, socialization, and discourse while not interfering with publicly accessible hiking trails.

Additional trail enhancement, in accordance with existing trail easements, will improve the existing Canyonback Trail that passes through the project site. As previously discussed, this trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II will be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These improvements would ensure continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains.

#### Fire Hazard Protection

The proposed project, and portions of the surrounding communities, are located in an area designated a "Very High Fire Hazard Severity Zone." Consistent with the National Fire Protection Association's (NFPA) "Firewise" program, the project will provide for the protection of the development itself, while including enhancements to benefit the neighboring communities and fire service personnel charged with protecting the area. In accordance with Very High Fire Hazard Severity Zone requirements, a fuel modification plan will be implemented to provide adequate defensible space and minimize wildfire risks to habitable structures (See Environmental Impact Report for Fuel Modification Plan Exhibit). The fuel modification plan identifies buffer zones around the proposed structures and dictates the types of vegetation permitted within the zones. The fuel modification plan would also specify requirements pertaining to landscape irrigation, thinning and removal of brush and dead plant materials, removal of non-native plant species, and maintenance of the buffer zones. The primary goal of any fuel modification plan being the provision of adequate defensible space around all potentially combustible structures.

The project's building configurations are further designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn helps to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report) allow for increases in all aspects of fire, life safety management.

Additionally, by improving Serpentine Road, and thereby creating a newly improved access point to Sepulveda Boulevard, the project will create a new emergency access or evacuation point for residents of the Mountaingate community from the southern terminus of Stoney Hill Road.

*Objective 6.4: Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*

*Policy 6.4.1: Encourage and seek to provide for usable open space and recreational facilities that are distributed throughout the City.*

*Policy 6.4.4: Consider open space as an integral ingredient of neighborhood character, especially in targeted growth areas, in order that open space resources contribute positively to the City's neighborhoods and urban centers as highly desirable places to live*

*Policy 6.4.5: Provide public open space in a manner that is responsive to the needs and wishes of the residents of the City's neighborhoods through the involvement of local residents in the selection and design of local parks. In addition to publicly-owned and operated open space, management mechanisms may take the form of locally run private/non-profit management groups, and should allow for the private acquisition of land with a commitment for maintenance and public access.*

*Policy 6.4.8: Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.(a) Encourage the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, and other places that function like open space in urbanized areas of the City with deficiencies of natural open space, especially in targeted growth areas.(b) Encourage the improvement of open space, both on public and private property, as opportunities arise. Such places may include the dedication of "unbuildable" areas or sites that may serve as green space, or pathways and connections that may be improved to serve as neighborhood landscape and recreation amenities.*

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. These goals lead to a core belief that the development can be constructed while preserving the above referenced scenic qualities. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the “open space” areas identified by that map.

The site clusters structures (in keeping with best planning practices) on those flat, previously graded areas of the property. This clustering reduces the amount of land required to be disturbed and incorporates strategies designed to mitigate fire safety threats. The project’s building configurations are designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn helps to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report) allow for increases in all aspects of fire, life safety management.

These design elements allow this proposed project to provide for an architecturally significant set of buildings while fostering stewardship of these 424 acres and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members.

This proposed development allows for the 424-acres to remain preserved in perpetuity at the same time it constructs a project that raises the level of fire, life safety, reduces grading quantities and preserves existing topographic features (discussed in detail in the Environmental Impact Report). As such, the City’s approval of this project will create opportunities for private development to enhance the open space resources within the Brentwood – Pacific Palisades Community Plan area, encourage the improvement of open space (in this case with trails and habitat restoration) as opportunities arise. The development will also designate "unbuildable" areas or sites within the subject property that will serve as green space, or pathways and

connections that may be improved to serve as neighborhood and city-wide landscape and recreation amenities.

Land Use Element / Brentwood – Pacific Palisades Community Plan

The Land Use Element of the City of Los Angeles General Plan is comprised of Community Plans. The subject property is entirely located within the Brentwood – Pacific Palisades Community Plan (“Plan”) area. Chapter III of the Brentwood – Pacific Palisades Community Plan text contains goals, objectives, policies, and programs for all appropriate land use issues, including residential, commercial, public and institutional service system categories. The proposed project meets and furthers the following goals, objectives, and policies of the Community Plan. Because the City finds that the General Plan Amendment to be clarifying in nature, the City concludes that the proposed project is consistent with the Brentwood-Pacific Palisades Community Plan, as it exists both with, and in the absence of, the proposed General Plan amendment.

*Policy 1-1.1: The City should promote neighborhood conservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.*

The subject site is undeveloped land, therefore the proposed project will not result in a loss or replacement of existing housing stock or encroach on built-out subdivisions. Where the project boundary adjoins existing single- or multi-family neighborhoods, the perimeter will incorporate native evergreen species and fast growing shrubs to ensure privacy and screen views of the project site.

*Policy 1-1.2: Maintain the existing acreage of residential lands designated for single family use.*

Developed areas of the subject site are predominantly designated as “Very Low I Residential” by the Plan. The project proposes to maintain this land use designation, consistent with other institutional uses in the Plan area.

*Policy 1-3.2: Preserve existing views in hillside area.*

The proposed project is conscientiously-designed to minimize grading quantities required along the ridge lines to maintain the natural topography, as well as to provide architectural features that integrate into native landscaping to minimize disruption to existing view corridors, particularly from public vantage points. The project complies with the intent of Hillside development regulations and Land Form Grading Guidelines, as those policies are more particularly implemented by the Berggruen Institute Specific Plan, and provides approximately 424-acres of open space to be preserved in perpetuity to protect publicly accessible trails and scenic views of hillside areas.

*Policy 1-3.3: Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.*

The project is located within the Brentwood – Pacific Palisades Community Plan area, as updated by the City Council on June 17, 1998. While the development area is located within the [Q]RE20-1-H zone, the overall project site is dispersed across various zones, including [Q]RE20-1-H, RE40-1-H, [Q]A1-1, and PF-1XL. The project site also has various General Plan land use designations, including “Very Low I Residential,” “Minimum Residential,” “Open Space,” and “Public Facilities.”

The use proposed for this site is compatible with the underlying character planned for this area. Additionally, the site of this specific plan was carefully chosen based on factors which include compatibility with neighborhood character and the project’s similarity with other—more intensely utilized—institutional uses that exist to the south (Mount St. Mary’s University, The Getty Center, Leo Baeck Temple) and the north (Skirball Cultural Center, Milken Community School, Curtis School, Mirman School, Berkeley Hall School, Bel Air Presbyterian, Westland School). These uses, taken in total, have functionally lengthened the “Institutional Use Corridor,” identified in the Mulholland Specific Plan, from Bel Air Presbyterian to Skirball Cultural Center and down to Leo Baeck Temple. The proposed project will be compatible with these adjacent uses. In addition, the project’s quiet setting, careful siting to avoid grading impacts on neighboring properties, landscaping screening to protect adjacent residents, and reconstruction, use, and maintenance of a primary access road directly accessing Sepulveda Boulevard together ensure that the project will also be compatible with the Mountaingate residential community to the north of the subject property.

Lastly, although the project does not propose to change the residential densities authorized on the subject property, the project is fully evaluating all potential impacts on public facilities, traffic, etc. associated with the proposed project in an Environmental Impact Report tracking in parallel to this entitlement application. [Update finding based on contents of EIR, as available]

*Policy 1-6.1: Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.*

The street system is sufficiently improved to accommodate the proposed land use. The proposed project includes the reconstruction, use, and maintenance of the Serpentine Road, an existing roadway providing ingress and egress to the proposed Institute Building (Ridge I) from Sepulveda Boulevard, a major arterial. Emergency access is provided to the Institute Building (Ridge I) via Stoney Hill Road, a private street. Canyonback Road provides access to the Scholar Pavilions (Ridge II). It is a public street designated “Hillside Local” by the Mobility Plan that meets or exceeds its required right-of-way width.



*Policy 1-6.2: Ensure the availability of adequate sewers, drainage facilities, fire protection services and other public utilities to support development within hillside areas.*

The proposed project includes infrastructure improvements and sustainability measures to avoid burdening surrounding public utilities. Sewers, drainage facilities and other public utilities are being studied as part of the Environmental Impact Report to make sure capacity is available for the proposed project. When capacity is confirmed, sewers and drainage facilities will be designed according to current Public Works and Building Code requirements. [Update finding based on results of EIR analysis]

Additionally, as stated previously, the subject site is located within a Very High Fire Severity Zone. As such, the design and construction of this proposed project is focused on a 28-acre clustered development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and substantially reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the “open space” areas identified by that map.

The site clusters structures (in keeping with best planning practices) on those flat, previously graded areas of the property. This clustering reduces the amount of land required to be disturbed and incorporates strategies designed to mitigate fire safety threats. The project’s building configurations are designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn helps to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference) allow for increases in all aspects of fire, life safety management.

*Policy 1-6.3: Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.*

*Policy 1-6.4: Encourage clustering of single-family residences in order to use the natural terrain to the best advantage.*

*Policy 1-6.5: Require that any proposed development be designed to enhance and be compatible with adjacent development.*

*Policy 1-6.6: The scenic value of natural land forms should be preserved, enhanced and restored. Wherever feasible, development should be integrated with and be visually subordinate to natural features and terrain. Structures should be located to minimize intrusion into scenic open spaces by being clustered near other natural and manmade features such as tree masses, rock outcrops and existing structures.*

The project design has carefully considered the steepness of the subject site's topography, suitability of soil stability and other geologic factors (which have been fully analyzed in the Environmental Impact Report). As a result, development on the site has been clustered to protect, and ensure compatibility with both the adjoining open space, and the nearby Mountaingate development. As a result, the scenic values of natural land forms are preserved by the proposed development, and natural habitat will be enhanced and restored. While buildings will be architecturally significant, their scale and location relative to the entire 447-acre property will ensure that, viewed as a whole, they will be visually subordinate to natural features and the terrain.

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and substantially reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the "open space" areas identified by that map.

The site clusters structures (in keeping with best planning practices) on those flat, previously graded areas of the property. This clustering reduces the amount of land required to be disturbed and incorporates strategies designed to mitigate fire safety threats. The project's building configurations are designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn helps to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native

species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report) allow for increases in all aspects of fire, life safety management.

These design elements allow the proposed project to provide for an architecturally significant set of buildings while fostering stewardship of these 424 acres and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated and unrestricted recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members.

This proposed development allows for the 424-acres to remain preserved in perpetuity at the same time it constructs a project that raises the level of fire, life safety, reduces grading quantities and preserves existing topographic features (discussed in detail in the Environmental Impact Report).

*Goal 4: A community with sufficient open space in balance with development to serve the recreational, environmental, health, and safety needs of the community and to protect environmental and aesthetic resources.*

*Policy 4-1.1: Natural resources should be conserved on privately-owned land of open space quality and preserved on state parkland. City parks should be further developed as appropriate.*

*Policy 4-1.2: Accommodate active and passive parklands, and other open space uses in areas designated and zoned as Open Space.*

*Policy 4-1.4: Open Space land in the plan area should be utilized to provide camping and picnicking, hiking, bicycling and equestrian trails; and golf courses, sport fields and other active recreational uses for residents of the Los Angeles region.*

*Policy 4-1.5: Provide access to and facilities for equestrian, hiking and cycling trails.*

The proposed project conforms to the Open Space goals and policies of the Community Plan. As stated previously, only (approximately) 6-percent of the 424-acre site is proposed to be developed with the proposed project. The remainder of the site is to be preserved as natural open space in perpetuity, in a manner that will accommodate trail and other recreational uses in areas designated as "Open Space" within the Specific Plan, for the benefit of residents of the Los Angeles region.

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. These goals lead to a core belief that the development can be constructed while preserving the above-referenced scenic qualities. As such, the design and construction of the proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072, and substantially reduces the amount of grading and disturbance that build-out of Vesting Tract Map No. 53072 would cause within the “open space” areas identified by that map.

These design elements allow this proposed project to provide for an architecturally significant set of buildings while fostering stewardship of these 424 acres and expanding public access to the trails and vistas of the Santa Monica Mountains. This design focus, a combination of architecture and environmental awareness, allows for the rebirth of an existing network of dedicated and unrestricted recreational trails from Canyonback Road to the southern edge of the property. As designed and proposed, these trails will be improved and made safe through new trail markings, signage, native tree plantings, and sitting areas for hikers, dog walkers, nature lovers, and other community members.

This proposed development allows for the 424-acres to remain preserved in perpetuity at the same time it constructs a project that raises the level of fire, life safety, reduces grading quantities and preserves existing topographic features (discussed in detail in the Environmental Impact Report, which is incorporated by reference).

*Goal 9: Protect the community through comprehensive fire and life safety program.*

*Objective 9-1: Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.*

*Policy 9-1.1: Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.*

*Policy 9-1.2: Encourage the Fire Department to locate fire service facilities in appropriate locations throughout the community in order to maintain safety.*

The subject site is located within a Very High Fire Severity Zone. The project includes fire-resistant features, such as building materials, native landscaping, on-site water tank, and hillside irrigation pipes. Incorporation of these features mitigates the fire danger for both the proposed development and surrounding hillside residences and open space.

The site includes two primary ridges (Ridge I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The site includes existing native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail and the Riordan/Sycamore Valley Trail.

The proposed project is designed with a focus on environmental sensitivity, habitat protection and restoration, and place-making. As such, the design and construction of this proposed project is focused on the 28-acre development area (approx. 6-percent of the total project site). This development area restricts the footprint of this proposed project to that previously approved under CPC-2000-2276-VZC-GPA and Vesting Tract Map No. 53072.

By clustering structures (in keeping with best planning practices) on those flat, previously graded areas of the property, the development site will create spaces that facilitate safe and efficient fire protection. Specifically, the project's building configurations are further designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide a heightened fire life safety level on-site and in turn helps to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report) allow for increases in all aspects of fire, life safety management.

This proposed development allows for the 424-acres to remain preserved in perpetuity at the same time it constructs a project that raises the level of fire, life safety, reduces grading quantities and preserves existing topographic features (discussed in detail in the Environmental Impact Report, which discussion is incorporated by reference).

Additionally, by improving Serpentine Road, and thereby creating a newly improved access point to Sepulveda Boulevard, the project will create a new emergency access or evacuation

point for residents of the Mountaingate community from the southern terminus of Stoney Hill Road.

*Role of the Community Plan: As set forth on Page II-2 of the Plan, “The Community Plan seeks to ensure that sufficient land is designated which provides for the housing, commercial, employment, educational, recreational, cultural, social and aesthetic needs of the residents of the plan area. The Plan identifies and provides for the maintenance of any significant environmental resources within the Plan Area. The Plan also seeks to enhance community identity and recognizes unique neighborhoods within the Plan Area.”*

*Goal 17: A community which preserves and restores the monuments, cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.*

*Objective 17-1: To ensure that the Plan Areas significant cultural and historical resources are protected, preserved and/or enhanced.*

No significant cultural or historical resources associated with the built environment are located on-site. However, while portions of the project site have been previously disturbed, the majority of the site remains undeveloped/undisturbed. And, given the scope of the project, grading, excavation, and other construction activities will be required at depths that could have the potential to disturb existing but undiscovered archaeological resources. As such, further analysis of this issue will be included in the Environmental Impact Report.

From a “use” perspective, there can be no better development on this site when discussing the preservation of cultural resources or landmarks with cultural significance than the Berggruen Institute. Established in 2010, its premise is built on the development of foundational ideas about how to reshape political and social institutions in the face of great transformations worldwide. The Berggruen Institute works across cultures, disciplines, and political boundaries, engaging great thinkers to develop and promote long-term answers to the biggest challenges of the 21<sup>st</sup> Century.

The proposed project would support the Institute’s mission through a campus design that provides for individual study, fosters collaboration and the sharing of ideas, and promotes scholastic traditions. Therefore, in both intent and purpose, the project and the Institute will meet the above goal and objective of the Community Plan.

### Housing Element

The Housing Element is the City’s blueprint for meeting housing and growth challenges. It identifies the City’s housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City’s housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income

neighborhoods across the City. As framed by the Housing Element, the “City of Los Angeles continues to grow, and with that growth comes the need for more housing – not only more units, but a broader array of housing types to meet evolving household types and sizes, and a greater variety of housing price points that people at all income levels can afford. We must accommodate this residential development in a sustainable way that respects the collection of unique neighborhoods that characterizes Los Angeles, while at the same time ensuring all residents a high quality of life, a vibrant economy, and accessibility to jobs, open space, and urban amenities.”

Chapter 6 of the Housing Element contains goals, objectives, policies, and programs to achieve the overarching policy goals of the Housing Element in particular and the General Plan as a whole. While the project will not directly implicate the Housing Element in that it does not involve the development of residential dwelling units, the proposed project meets and furthers the goals, objectives, and policies of the Housing Element set forth below:

*Goal 2: Safe, Livable, and Sustainable Neighborhoods.*

*Objective 2.1: Promote safety and health within neighborhoods.*

*Policies 2.1.1: Establish development standards and policing practices that reduce the likelihood of crime.*

The subject property currently contains hundreds of acres adjacent to the Mountaingate community. At times, the City has received requests from neighbors to ensure that additional measures are put in place to secure Mountaingate’s southern boundary from perceived risks of unpermitted activities. Implementation of the proposed project, with its design elements that encourage active use of both public and private trails and walking paths, will improve public safety and reduce the possibility of crime by ensuring a more continuous presence of scholars and other users. The development will thus put “eyes on the park” and thereby discourage unsafe behavior, reduce the likelihood of crime, and facilitate the rapid detection of, and response to, other risks to public safety, such as wildfire.

*Policy 2.1.2: Establish development standards and other measures that promote and implement positive health outcomes.*

The Project will create on-site walking paths that will be routed through the development area to allow scholars at the Berggruen Institute to experience the scenic vistas and abundant landscape species of the project site. These pedestrian paths will allow for pedestrian connectivity throughout the development area, incentivizing walkability, socialization, and discourse, while not interfering with publicly accessible hiking trails.

Additional trail enhancement, in accordance with existing trail easements, will improve the existing Canyonback Trail that passes through the project site. As previously discussed, this trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II will be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These improvements would ensure continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains.

Together, these trails and walking paths will facilitate exercise and access to natural open space by both Berggruen Institute scholars and members of the public, thereby promoting positive health outcomes.

*Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.*

*Policy 2.2.1: Provide incentives to encourage the integration of housing with other compatible land uses.*

*Policy 2.2.3: Promote and facilitate a jobs/housing balance at a citywide level.*

The proposed project would integrate academic scholars-in-residence as part of the Institute campus in a contemporary monastic setting of the Institute campus, thus adding a unique type of use for the scholars that preserves the availability of housing in the broader community. On-site walking paths will be routed through the development area to allow scholars at the Berggruen Institute to experience the scenic vistas and abundant landscape species of the project site. These pedestrian paths will allow for pedestrian connectivity throughout the development area, incentivizing walkability, socialization, and discourse. As a result of the integrated, academic nature of the Berggruen Institute campus, scholars in residence would reside during the academic term at their place of study, and would not diminish housing supply elsewhere in the city. This would result in balance of those jobs and academic quarters on-site in a manner that promotes sustainability by dramatically reducing daily commutes by scholars, and resulting auto traffic, as well as preserving the supply of short-term rental housing.

*Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

*Policy: 2.4.3 Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.*



The Project will create on-site walking paths that will be routed through the development area to allow scholars at the Berggruen Institute to experience the scenic vistas and abundant landscape species of the project site. These pedestrian paths will allow for pedestrian connectivity throughout the development area, incentivizing walkability, socialization, and discourse while not interfering with publicly accessible hiking trails.

Additional trail enhancement, in accordance with existing trail easements, will improve the existing Canyonback Trail that passes through the project site. As previously discussed, this trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II will be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These improvements would ensure continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains. Together, these trails will facilitate exercise and access to natural open space by both Berggruen Institute scholars and members of the public, thereby promoting positive health outcomes.

In addition to furthering the Housing Element policies described above, while the proposed General Plan amendment is clarifying in nature, and thus would not constitute a "material change" as that term is used in LAMC Section 11.5.8, the Planning Department has comprehensively reviewed the proposed amendments and has found that the proposed changes would not (1) reduce the capacity for creation and preservation of affordable housing and access to local jobs, nor (2) undermine California Government Code Section 65915 or any other affordable housing incentive programs (Government Code 65915 provides specified incentives to housing developments that include minimum percentages of affordable housing). To wit, the property is currently vacant, and so does not contain any affordable (or any other) housing. The Housing Element does not identify the subject property on its Inventory and Maps of Parcels Available for Housing (see Chapter 3 of the Housing Element, and Appendix H to the Housing Element). Further, the current and proposed zoning would not allow the development of housing at a density of 30 units to the acre or more, which is the threshold used in the Housing Element (and State law) as a proxy to identify sites suitable for affordable housing development. Accordingly, implementation of the proposed project would not reduce the capacity for creation or preservation of affordable housing, nor would it undermine Government Code 65915 or any other affordable housing incentive program. Finally, even if the City had relied on the development of the 28 currently entitled homes to satisfy its above-moderate income RHNA requirements, the City would retain more than sufficient capacity to accommodate its 2013-2021 RHNA allocation of 82,002 housing units with the proposed General Plan amendment and implementation of the proposed project.

To further achieve the policy goals underlying LAMC Section 11.5.8, the project would provide to the City funding in the amount of \$ [ ] that will be used to further implement a program to

create and monitor an inventory of units within the Brentwood – Pacific Palisades Community Plan that are subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income, subject to the City Rent Stabilization Ordinance,; and/or occupied by Lower-Income or Very Low-Income households.

**C. The proposed General Plan Amendment complies with Los Angeles City Charter Section 558 in that it is in conformance with public necessity, convenience, general welfare and good zoning practice.**

The proposed Project is in conformity with public necessity, convenience, general welfare, and good zoning practice, as set forth below.

*Good Zoning Practice*

The proposed action would make clarifying amendments to footnote 14 of the Brentwood – Pacific Palisades Community Plan (the “Plan”) to establish the boundaries of the Berggruen Institute Specific Plan, and expressly provide that the Specific Plan is consistent with the existing “Very Low I Residential,” “Minimum Residential,” “Open Space,” and “Public Facilities” land use designations. No other changes to the subject property’s underlying land use designations, nor any other Plan policies, are proposed. Rather, this general plan amendment would recognize the significant economic and physical identity of this 447-acre property and ensure that the site’s extraordinary ridge-top and hillside topography, natural resources, public recreational opportunities, and cultural identity are preserved and enhanced for the benefit of the City of Los Angeles.

More specifically, approval of the Berggruen Institute Specific Plan and associated entitlements would facilitate the construction of the Berggruen Institute’s campus within Los Angeles’ “cultural corridor.” While the subject property extends 447 acres, the Berggruen Institute would acknowledge the subject site’s unique topography and existing natural habitat by clustering development within a 28-acre previously disturbed area (approximately 6% of the subject property). The Specific Plan authorized by this General Plan Amendment would designate the remaining area—approximately 424 acres (roughly 94% of the property) as open space for hillside preservation, restoration and protection of native habitat, and facilitation of public trails and public recreational opportunities.

The Zone Change and Code Amendment will result in a uniform zoning pattern across the entire project site, thus representing good zoning practice by enacting uniform regulations across a large geographic expanse with a unique, well-identified geographic and physical identity.

The project will further provide overarching building height regulations for the proposed Institute building, its auditorium/lecture hall, and its emergency water tank.

Given the size and topography of the parcel, geographic datum points utilized on-site to measure height provide for an “inflated” height measurement. The National Centers for Disease Control and Prevention and the National Center for Health Statistic have reported that an average adult male measure 5’9” and an average adult female measures 5’7”. From these typical heights, a person standing in proximity to the building will perceive it as a 45-foot tall building. However, given the height measurement requirements of the LAMC, the building is counterintuitively identified as a 60-foot tall building. Under the current Baseline Hillside Ordinance provisions, a building of 45-feet in height is allowed when a Zoning Administrator’s Determination for height is rendered. While the proposed maximum height of the Institute building does deviate from the strict letter of the underlying “Q” Condition, it is in keeping with height requirements of the adjacent single- and multi-family neighbors and areas depicted as Baseline Hillside. Use of a Specific Plan will allow the commonly understood definition of height to be utilized, while placing more transparent controls over the true height of Institute buildings.

Additionally, the City’s existing long-range planning documents designate the portion of the site to be occupied by the proposed project for very low density residential uses. Historically, various housing tracts and projects have been proposed for this site. Originally, a large-scale housing tract requiring multi-million cubic yards of grading quantities was proposed. Over many decades, as the City’s land use and planning policies were refined, Vesting Tract Map No. 53072 was finally approved to facilitate the construction of twenty-eight (28) single-family dwellings. Tract 53072 created two clusters of legal lots along two ridge lines, and preserved over 400-acres of privately-owned land to be used as publicly-accessible open space and fire road access. Similar to Tract 53072, the proposed Project concentrates development within previously disturbed portions of the subject property, while further preserving open space and habitat on the subject property. The proposed project is limited in area, to be constructed wholly within the confines of the lots which otherwise would be occupied by twenty-eight single-family dwellings. The proposed Zone Change and Code Amendment would facilitate the development of an alternative use that is appropriately-scaled and consistent with good zoning and land use practices. The proposed project is thus consistent with good zoning practice.

*Public Necessity / Public Safety*

There are two (2), limited elements of the proposed Institute Building that exceed the generally applicable height limitation. The first is the auditorium/lecture hall. The spherical auditorium/lecture hall, while having no floor area above the site’s height limit, has an architectural envelope which exceeds the height limit. The measured height of this auditorium equates to an overall height of 95-feet. However, the width of this element is limited to only 72-feet in circumference. The second element is the emergency water tank. The location of this water tank, on top of the Institute roof, is positioned so as to limit the amount of mechanical assistance the emergency water tank requires. In an emergency situation, such as a fire, the provision of water via gravity versus substantial pumping is preferred in the event of a power

failure. The height of this emergency element is proposed at 100-feet in height. But, the width is less than 43-feet in circumference.

Without this approval, the property's previous approvals would limit the overall height of the project to 36-feet. This limitation on height would have a direct impact on the provision of the emergency water tank, and potential impacts on related fire-suppression and life safety systems. Additionally, the otherwise-required reduction in height have an adverse effect on the ability to cluster the buildings on-site. In contrast to such limitations, the proposed project would facilitate the development of a new, vibrant institutional use that is conscientiously designed and sited to minimize impacts on visual corridors, preserve privately-owned, publicly-accessible open space, and further public safety by allowing for additional water tank and firefighting resources that can function in the absence of mechanical assistance during an emergency.

Beyond the additional water storage that can be used for fire-fighting purposes, the project's building configurations (which are enabled by the Specific Plan's tailored regulations) are designed to create protected areas that will function as refuge areas for fire fighters, as well as surrounding residents in the event of a major fire. Through clustering, these managed defensible areas provide enhanced safety on-site and in turn help to provide a functional fire break for the neighboring residential areas. This architectural design, combined with access and roadway improvements, vegetation management plans (specifically concentrated on brush clearance, removal of non-native species, and re-introduction of native species back on-site), enhanced water storage, and fire-fighting tools (discussed in detail in the Environmental Impact Report and incorporated by reference) allow for increases in all aspects of fire, life safety management.

Moreover, by improving Serpentine Road, and thereby creating a newly improved access point to Sepulveda Boulevard, the project will create a new emergency access or evacuation point for residents of the Mountaingate community from the southern terminus of Stoney Hill Road.

*Public Necessity, Convenience, and General Welfare*

Finally, by providing a permanent home for the Berggruen Institute in Los Angeles, the proposed actions will further public necessity, convenience, general welfare, and good zoning practice:

The Berggruen Institute was founded in 2010 to make significant intellectual contributions to the world's understanding of the "great transformations" society is currently undergoing at the "deep and constitutive" level (i.e., at a philosophical level), and at a level that can frame discussions surrounding future decision-making (i.e., at an ethical/policy level). While the precise areas of focus will of course evolve over time, the Institute's current work centers around four primary areas of academic study: (1) Future of Democracy; (2) Rethinking Capitalism; (3) Transformation of the Human; and (4) Geopolitics and Globalization.

In brief:

- The “Future of Democracy” curriculum addresses the fundamental question of how modern democracies can be made resilient, effective and legitimate in the face of the social and technological changes of the modern era. The curriculum of the program will address subtopics, including the challenges caused by technology’s impact on the information environment and the resulting social fragmentation and political polarization.
- The “Rethinking Capitalism” program addresses the question of what the economic system of the future needs to be given the diminishing role of human labor in the economy. The program studies the impact of increasing automation and artificial intelligence on existing inequalities in order to develop policies and social programs for addressing them. Within this overarching question, this area of study addresses subtopics involving global inequalities in wealth distribution, declining social mobility, and the resulting unequal access to economic opportunities.
- The “Transformation of the Human” curriculum challenges the historic notion of the human in order to redefine it. The position of humans in the relation to animals and machines has rarely been challenged but the age of artificial intelligence and genetic engineering has given rise to new understanding and new questions about who we are and where we belong in the order of intelligences. Pursuit of answers to these questions start with scholars in philosophy but also engages bioethicists, legal scholars, and engineers of artificial intelligence.
- The “Geopolitics and Globalization” curriculum studies the shifting geo-political landscape and develops solutions for sustaining a stable world order despite shifting powers. The Post-War international system has maintained a relatively prosperous and peaceful world order for 65 years. However, the power relationships in the systems are changing. The rise of the “BRIC” countries—Brazil, Russia, India, and China—and the decline of the Western powers in relative economic terms are not reflected in the Post-War institutions, shaking their legitimacy. The withdrawal of the United States and the faltering of the Western Alliance is being met by the forging of closer relationships and emerging alliances in the East. The Geopolitics and Globalization program studies these dynamics for the purpose of defining new ideas for reform and reinvention of the international system.

The Berggruen Institute advances these curricula by inviting academic scholars at varied levels of seniority—doctoral students, post-doctoral fellows, and mid-career to senior professors/scholars—from other colleges and universities, such as UCLA, UC Berkeley, University of Virginia, USC, MIT, Harvard, and Stanford, to live and work in residence at the Institute for one or more academic terms. Similar to the duration of visiting scholars adopted by the Princeton Institute for Advanced Study (where students and faculty most commonly stay for a nine-month academic year) Berggruen Institute scholars would be anticipated to stay for

terms of three months, six months, or nine months, though it is possible that terms could be extended for more than one academic year if warranted by their particular research. This model allows scholars to focus on their academic work at the Institute without the distraction of other classroom, teaching, or administrative responsibilities. And, by bringing scholars in the same field together for an extended period of time, the Institute's model enables a more focused and extensive exchange of ideas (both through writing and in-person discussion) than could otherwise occur. As with other research institutions, the academic work product will then be discussed in small meetings and workshops, and will be more broadly published in peer-reviewed academic papers and books.

More broadly, by approving the Berggruen Institute within the City's Cultural Corridor, the City will be honoring its past precedent and enabling the development of a critically important academic institution intended to further human knowledge. In doing so, the City will enable Los Angeles to become a key center for thought in the 21<sup>st</sup> Century, just as East Coast institutions were in the prior Century.

When Abraham Flexner founded the Princeton Institute for Advanced Study in 1930 and established its enduring affiliation with Princeton University, he wrote that he was "not unaware of the fact that I have sketched an educational Utopia." He accordingly established a mission whereby that "Institute is pledged to assemble a group of scientists and scholars who with their pupils and assistants may devote themselves to the task of pushing beyond the present limits of human knowledge and to training those who may 'carry on' in this sense." Over time, the Princeton Institute for Advanced Study became a place of study for thirty-four Nobel Laureates, forty-two of the sixty Fields Medalists, and eighteen of the twenty Abel Prize Laureates, as well as many MacArthur Fellows and Wolf Prize winners. Indeed, it was the campus where Albert Einstein developed his theory of relativity.

The Princeton Institute for Advanced Study was founded to: *be a haven where scholars and scientists could regard the world and its phenomena as their laboratory, without being carried off in the maelstrom of the immediate; it should be simple, comfortable, quiet . . . ; it should be afraid of no issue; yet it should be under no pressure from any side which might tend to force its scholars to be prejudiced either for or against any particular solution of the problems under study; and it should provide the facilities, the tranquility, and the time requisite to fundamental inquiry into the unknown. Its scholars should enjoy complete intellectual liberty and be absolutely free from administrative responsibilities or concerns.*

The Berggruen Institute was founded in the same vein to address the great, transformative issues of the 21<sup>st</sup> Century, just as the Princeton Institute for Advanced Study and its progeny were founded to further human knowledge in the 20<sup>th</sup> Century.

### **Zone Change and Code Amendment**

**A. Pursuant to Los Angeles City Charter Section 556 and LAMC Section 12.32 C.7, the Zone Change and Code Amendment is in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 1.B in the General Plan Amendment Findings in accordance with Section 556 of the Los Angeles City Charter and is hereby incorporated by reference.

**B. The proposed Zone Change and Code Amendment complies with Los Angeles City Charter Section 558 and LAMC Section 12.32 C.7, in that it is in substantial conformance with public necessity, convenience, general welfare and good zoning practice.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 1.C in the General Plan Amendment Findings in accordance with Section 556 of the Los Angeles City Charter and is hereby incorporated by reference.

**3. Specific Plan**

**A. The proposed Berggruen Institute Specific Plan complies with Los Angeles City Charter Section 558 in that it complies with the procedures pertaining to the procedures for adoption, amendment or repeal of certain ordinances, orders and resolutions, as further prescribed by ordinance.**

*[Prior to hearing, update to describe how the notice and hearing requirements, as set forth in LAMC Section 11.5.7.G and 12.32]*

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 1.A in the General Plan Amendment Findings in accordance with Section 555 of the Los Angeles City Charter and is hereby incorporated by reference.

**B. The Berggruen Institute Specific Plan complies with Los Angeles City Charter Sections 556 and 558 and LAMC Section 12.32.C.7 in that it will be consistent with the General Plan.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in

this document as Finding No. 1.B in the General Plan Amendment Findings in accordance with Section 556 of the Los Angeles City Charter and is hereby incorporated by reference.

**C. The Berggruen Institute Specific Plan complies with Los Angeles City Charter Sections 556 and 558 and LAMC Section 12.32.C.7 in that it is in conformity with the public necessity, convenience, general welfare, and good zoning practice of the City of Los Angeles.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 1.C in the General Plan Amendment Findings in accordance with Section 556 of the Los Angeles City Charter and is hereby incorporated by reference.