

# Hearing Officer Transmittal Checklist

Hearing Date  
April 21, 2015  
Agenda Item No.  
8

Project Number: R2014-02801-(3)  
Case(s): Conditional Use Permit Case No. 201400133  
Planner: Travis Seawards

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Previous CUP Conditions
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- GIS Layers Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By:  



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2014-02801-(3)

**HEARING DATE**

April 21, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400133

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Anglin Classics, LLC

**MAP/EXHIBIT DATE**

November 8, 2014

**PROJECT OVERVIEW**

The project is a request for a Conditional Use Permit (CUP) to continue the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools in the Santa Monica Mountains Coastal Zone (Coastal Zone). Pursuant to Section 22.44.810.J.3, where an existing use permit expires in the Coastal Zone and no new development is proposed and the use remains unchanged from the previous approval, a replacement permit of the same type with the same conditions may be granted.

The first planning approval for the project site was for a children's camp on August 4, 1970. Therefore, all of the existing structures on the site were legally established and constructed before the passage of the California Coastal Act (1976). There are two additional CUP approvals for the project site. CUP No. 1541-(5) was approved on July 25, 1980 for the continued use of a year-round resident camp, mobile-home as a counselor's lounge, caretaker's unit, and 70 parking spaces. CUP No. 93-211 was approved on May 13, 1994 and approved the continued operation of an existing year-round recreation facility for adult retreats, seminars, church groups, youth groups, and the use by public and private schools. CUP No. 93-211 is set to expire on August 4, 2015.

The applicant is requesting to continue the use of the project site as a private school with no changes being proposed; therefore, the project is eligible to obtain a replacement CUP to continue its operation in the Coastal Zone.

**LOCATION**

1666 Las Virgenes Canyon Road, Santa Monica Mountains Coastal Zone

**ACCESS**

Las Virgenes Canyon Road

**ASSESSORS PARCEL NUMBER(S)**

4455-035-003 & 4455-035-004

**SITE AREA**

22 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Land Use Plan

**ZONED DISTRICT**

The Malibu

**LAND USE DESIGNATION**

Rural Land 20 (RL 20)

**ZONE**

Rural-Coastal Zone – 20 Acre Minimum Lot Area Required (R-C-20)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and the Santa Monica Mountains Local Coastal Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

**CASE PLANNER:**

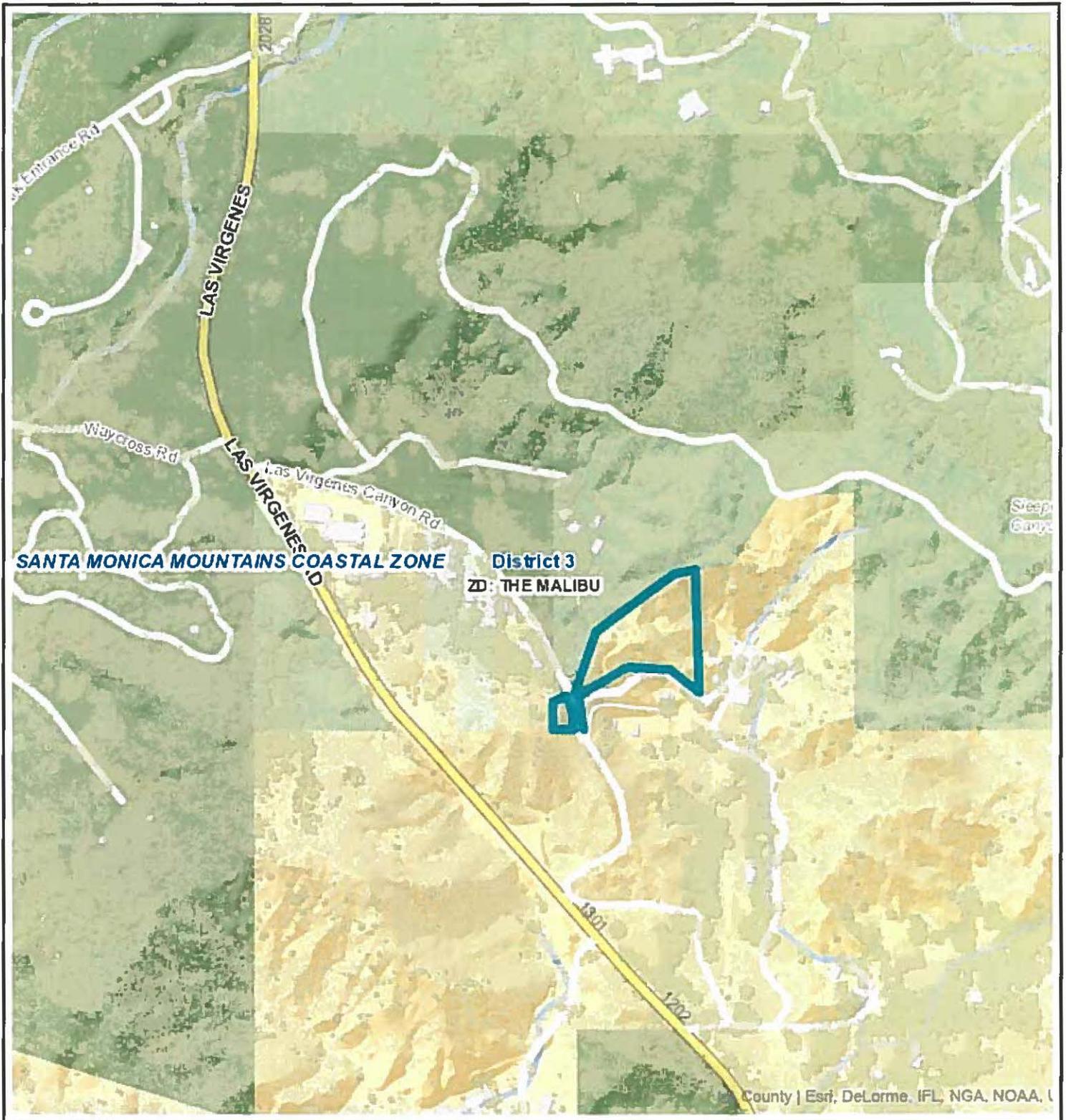
Travis Seawards

**PHONE NUMBER:**

(213) 974 - 6462

**E-MAIL ADDRESS:**

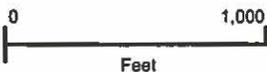
TSeawards@planning.lacounty.gov



# Project R2014-02801-(3): Location Map

## 1666 Las Virgenes Canyon Road

Printed: Mar 19, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) to continue the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools in the Santa Monica Mountains Coastal Zone (Coastal Zone) in the Rural-Coastal Zone – 20 Acre Minimum Lot Area Required (R-C-20) Zone pursuant to County Code Section 22.44.810.J.3 of the Santa Monica Mountains Local Implementation Program (SMMLIP).

### **PROJECT DESCRIPTION**

The project is a request for a Conditional Use Permit (CUP) to continue the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools in the Coastal Zone. Pursuant to Section 22.44.810.J.3, where an existing use permit expires in the Coastal Zone and no new development is proposed and the use remains unchanged from the previous approval, a replacement permit of the same type with the same conditions may be granted. The applicant is requesting to continue the use of the project site for adult retreats, seminars, church groups, and by a private school with no changes being proposed; therefore, the project is eligible to obtain a replacement CUP to continue its operation in the Coastal Zone.

The first planning approval for the project site was for a children's camp on August 4, 1970. Therefore, all of the existing structures on the site were legally established and constructed before the passage of the California Coastal Act (1976). There are two additional CUP approvals for the project site. CUP No. 1541-(5) was approved on July 25, 1980 for the continued use of a year-round resident camp, mobile-home as a counselor's lounge, caretaker's unit, and 70 parking spaces. CUP No. 1541-(5) expired on August 4, 1985. CUP No. 93-211 was approved on May 13, 1994 and approved the continued operation of an existing year-round recreation facility for adult retreats, seminars, church groups, youth groups, and the use by public and private schools. CUP No. 93-211 is set to expire on August 4, 2015.

In May of 2007, the project site was first used as a private school (Calmont School) in accordance with a Revised Exhibit "A" that approved an enrollment of 150 students. In September of 2011, MUSE School took over the use of the project site. The project site and facilities currently operate the following uses:

- MUSE School. Private school, with approximately 90 students. The current grades being taught at MUSE are Early Childhood Education to 4<sup>th</sup> grade, Monday through Friday, 8:30 a.m. to 3:00 p.m., and afterschool care from 3:00 p.m. to 5:30 p.m., September through June. MUSE also hosts two annual events, the Lavendar Faire and Under the Stars.
- Summer School, with approximately 75-125 campers. The hours of operation are 8:30 a.m to 4:30 p.m., for the months of July and August.

- **Seminars and Workshops:** There are approximately 20-25 annual seminars or workshops that are held at the facility.

The current maximum enrollment will be based on the 2007 REA approval for enrollment of 150 students. Any increase to the enrollment above 150 students will require a new coastal development permit.

### **SITE PLAN DESCRIPTION**

The site plan for the Project depicts the Project Site, which is accessed from an existing asphalt driveway off of Las Virgenes Canyon Road. The driveway leads downhill to the campus area, which is surrounded by steeply sloping hills to the north and east. The campus consists of an array of existing classrooms, lodge hall, dormitory buildings, an office, and storage sheds. The existing square footage for all of the structures is 20,841 square feet. The campus also includes a rifle range, archery range, horse stable, amphitheater, basketball court, and swimming pool. Seventy-two parking spaces are located throughout the campus. The Project Site is accessible via Las Virgenes Canyon Road to the east. Primary access to the Project Site is via an entrance/exit on Las Virgenes Canyon Road.

### **EXISTING ZONING**

The subject property is zoned R-C-20.

Surrounding properties are zoned as follows:

North: Open Space-Parks (O-S-P)

South: R-C-20

East: O-S-P

West: O-S-P, R-C-20, and Resort Recreation (R-R)

### **EXISTING LAND USES**

The subject property is developed with a private school.

Surrounding properties are developed as follows:

North: Santa Monica Mountains Recreation Area – King Gillette Ranch and Malibu Creek State Park

South: Single-family residence and ranch

East: Santa Monica Mountains Recreation Area – King Gillette Ranch

West: Single-family residence and a mobile-home park

### **PREVIOUS CASES/ZONING HISTORY**

The project site was previously zoned A-1-1 (Light Agricultural – One Acre Minimum Lot Area Required). Under the new SMMLIP, the project site is zoned R-C-20. The case history for the project site is as follows:

- Zoning Exception Case No. 9526 approved a children's camp on August 4, 1970.
- CUP No. 1541-(5) approved the continued use of the site on July 25, 1980 as a year-round resident camp (200 people maximum) with a mobile home unit as a

counselor's lounge, caretaker's unit, and 70 parking spaces. This permit expired on August 4, 1995.

- CUP No. 93-211 approved the continued use of the site as a year-round recreation camp facility for adult retreats, seminars, church groups, youth groups, and for public and/or private schools on May 13, 1994. This permit expires August 4, 2015.
- Revised Exhibit "A" No. 93-211 approved the site for use as a private school with an operations plan for 150 students on October 4, 2007.
- Revised Exhibit "A" No. 2012000251 approved six ground-mounted solar units on May 15, 2013.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the operation of a private school with no new development or changes to the operations. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Rural Land 20 (RL 20) land use category of the Santa Monica Mountains Land Use Plan. This designation is intended for land that consists of rolling hills, steep slopes, and remote mountain lands with difficult or no access. The principal permitted use is single-family homes. Other permitted uses – those sensitively located and consistent with all development standards – may include limited confined animal facility (including equestrian) uses, limited agricultural uses, retreats, monasteries, public recreation areas and facilities, trails, campgrounds, tent camps, bed-and-breakfast facilities, public and local-serving private schools, water tanks, and telecommunications facilities. Therefore, the continued year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools are consistent with the permitted uses of the underlying land use category.

#### Zoning Ordinance and Development Standards Compliance

The project is located in the R-C-20 Zone. Per Section 22.44.1750.D of the SMMLIP, schools are allowed in the R-C-20 Zone with a Major Coastal Development Permit. However, pursuant to Section 22.44.810.J.3, the SMMLIP states that where an existing use permit expires in the Coastal Zone and no new development is proposed and the use remains unchanged from the previous approval, a replacement permit of the same type with the same conditions may be granted if the project meets the following criteria:

1. All development that was constructed on the site after the effective date of the Coastal Act was approved in a Coastal Commission-issued CDP (or the CDP requirement was waived by the Executive Director); and,
2. No new development is proposed, including but not limited to any change in intensity of use.

The applicant is requesting to continue the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools with no changes being proposed. The structures on the site were built prior to the effective date of the Coastal Commission, and the project site has previous planning approvals, including a CUP to operate the site as a private school. Therefore, the project is eligible to obtain a replacement CUP to continue its operation in the Coastal Zone in accordance with the provisions above.

Site Visit

Staff has visited the site and found it very well-maintained and all development is reflected on the site plan.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code (CUP Burden of Proof). The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The MUSE school has been operating on the project site since 2011 without any notices of violation or complaints from the public. The project site is located in a valley at the terminus of Las Virgenes Canyon Road and much of the school campus is shielded from view on adjacent properties. The school operates in existing buildings and no new construction is proposed. The use is well-integrated into the character of the community as the site has been used as a school, campground, or retreat since the 1970's. The MUSE School has also demonstrated a commitment to operating the school in a way that is respectful to the environment and to the neighborhood. The site is maintained in accordance to eco-friendly standards and the curriculum involves environmental sustainability and earth stewardship as a guiding principle. In addition, the school has an approved emergency preparedness plan to ensure the staff and students are safe in an emergency situation. Therefore, the project is not expected to adversely affect the health, peace, comfort or welfare of persons residing or working in the area, be materially detrimental to the use or valuation of property in the area, or jeopardize the public health, safety or general welfare of people in the area.

The project site is compliant with all required development standards, including parking, which is all contained on the school campus. In addition, the project is not proposing any new construction or to increase the intensity of use on the site. Therefore, as confirmed by Health, Fire, and Public Works, the project site is adequately served by existing utility systems, including water, roads, and the on-site waste system.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The County Departments of Public Works, Fire, and Public Health reviewed the project. The County Fire Department had no additional comments for the Project. The Department of Public Health approved the use of the existing on-site wastewater system and water system. The Department of Public Works approved the project but has required that upon approval, the applicant must clear an outstanding on-site grading violation from 2011 within 90 days of approval.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.44.133, 22.60.174, and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-02801-(3), Conditional Use Permit Number 201400133, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400133 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Travis Seawards, Senior Regional Planner, Zoning Permits West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

- Draft Findings
- Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Site Photographs
- Site Plan

MKK:TSS  
4/7/15

**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02801-(3)  
CONDITIONAL USE PERMIT NO. 201400133**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400133 ("CUP") on April 21, 2015
2. The permittee, Anglin Classics, LLC ("permittee"), requests the Project Permit to authorize the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools ("Project") on a property located at 1666 Las Virgenes Canyon Road in the unincorporated community of the Santa Monica Mountains Coastal Zone ("Project Site") in the Rural-Coastal Zone – 20 Acre Minimum Lot Area Required (R-C-20) Zone pursuant to Los Angeles County Code ("County Code") section 22.44.810.J.3.
3. The Project Site is 22 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with areas of steep-sloping topography and is developed with a private school campus.
4. The Project Site is located in the Malibu Zoned District within the Santa Monica Mountains Coastal Zone, and is therefore subject to the provisions of the Santa Monica Mountains Local Coastal Plan, which consists of the Land Use Plan and the Local Implementation Program.
5. The Project Site is located within the Rural Land 20 (RL 20) land use category of the Santa Monica Mountains Land Use Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: Open Space-Parks (O-S-P)
  - South: R-C-20
  - East: O-S-P
  - West: O-S-P, R-C-20, and Resort Recreation (R-R)
7. Surrounding land uses within a 500-foot radius include:
  - North: Santa Monica Mountains Recreation Area – King Gillette Ranch and Malibu Creek State Park
  - South: Single-family residence and ranch
  - East: Santa Monica Mountains Recreation Area – King Gillette Ranch
  - West: Single-family residence and a mobile-home park

8. The project site was previously zoned A-1-1 (Light Agricultural – One Acre Minimum Lot Area Required). Under the new SMMLIP, the project site is zoned R-C-20. The case history for the project site is as follows:
  - Zoning Exception Case No. 9526 approved a children’s camp on August 4, 1970.
  - CUP No. 1541-(5) approved the continued use of the site on July 25, 1980 as a year-round resident camp with a mobile home unit as a counselor’s lounge, caretaker’s unit, and 70 parking spaces. This permit expired on August 4, 1995.
  - CUP No. 93-211 approved the continued use of the site as a year-round recreation camp facility for adult retreats, seminars, church groups, youth groups, and for public and/or private schools on May 13, 1994. This permit expires August 4, 2015.
  - Revised Exhibit “A” No. 93-211 approved the site for use as a private school with an operations plan for 150 students on October 4, 2007.
  - Revised Exhibit “A” No. 2012000251 approved six ground-mounted solar units on May 15, 2013.
9. The site plan for the Project depicts the Project Site, which is accessed from an existing asphalt driveway off of Las Virgenes Canyon Road. The driveway leads downhill to the campus area, which is surrounded by steeply sloping hills to the north and east. The campus consists of an array of existing classrooms, lodge hall, dormitory buildings, an office, and storage sheds. The existing square footage for all of the structures is 20,841 square feet. The campus also includes a rifle range, archery range, horse stable, amphitheater, basketball court, and swimming pool. Seventy-two parking spaces are located throughout the campus.
10. The Project Site is accessible via Las Virgenes Canyon Road to the east. Primary access to the Project Site is via an entrance/exit on Las Virgenes Canyon Road.
11. The Project Site provides seventy-two parking spaces. Previous CUP No. 93-211-(3) required that a minimum of 70 parking spaces on the Project Site. No changes are proposed for the site; therefore, the Project Site is required to continue to provide a minimum of 70 parking spaces, and 72 parking spaces are provided.
12. The County Departments of Public Works, Fire, and Public Health reviewed the project. The County Fire Department had no additional comments for the Project. The Department of Public Health approved the use of the existing on-site wastewater system and water system. The Department of Public Works approved the project but has required that upon approval, the applicant must clear an outstanding on-site grading violation from 2011 within 90 days of approval.
13. Prior to the public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves

the continued operation of a private school with no expansion of use beyond that which was previously existing.

14. Pursuant to the provisions of sections 22.44.133, 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the public hearing, staff did not receive any correspondence on the Project.
16. The Hearing Officer finds that the Project is consistent with the land use designation for the Project Site. The project site is located within the Rural Land 20 (RL 20) land use category of the Santa Monica Mountains Land Use Plan, which is intended for land that consists of rolling hills, steep slopes, and remote mountain lands with difficult or no access. The principal permitted use is single-family homes. Other permitted uses – those sensitively located and consistent with all development standards – may include limited confined animal facility (including equestrian) uses, limited agricultural uses, retreats, monasteries, public recreation areas and facilities, trails, campgrounds, tent camps, bed-and-breakfast facilities, public and local-serving private schools, water tanks, and telecommunications facilities. Therefore, the continued year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools are consistent with this land use.
17. The project site and facilities currently operate the following uses:
  - MUSE School. Private school, with approximately 90 students. The current grades being taught at MUSE are Early Childhood Education to 4<sup>th</sup> grade, Monday through Friday, 8:30 a.m. to 3:00 p.m., and afterschool care from 3:00 p.m. to 5:30 p.m., September through June. MUSE also hosts two annual events, the Lavendar Faire and Under the Stars.
  - Summer School, with approximately 75-125 campers. The hours of operation are 8:30 a.m to 4:30 p.m., for the months of July and August.
  - Seminars and Workshops: There are approximately 20-25 annual seminars or workshops that are held at the facility.
18. The Hearing Officer finds that the first planning approval for the project site was for a children's camp on August 4, 1970. Therefore, all of the existing structures on the site were legally established and constructed before the passage of the California Coastal Act (1976).
19. The Hearing Officer finds that CUP No. 93-211 approved the continued use of the site as a year-round recreation camp facility for adult retreats, seminars, church groups, youth groups, and for public and/or private schools on May 13, 1994 in the A-1-1 Zone, and that the Project was complaint with the development standards for the A-1 Zone.

20. The Hearing Officer finds that in May of 2007, the project site was first used as a private school (Calmont School) with an approved enrollment of 150 students in accordance with a Revised Exhibit "A". In September of 2011, MUSE School took over the use of the project site.
21. The Hearing Officer finds that the current maximum enrollment will be based on the 2007 REA approval for enrollment of 150 students, and any increase to the enrollment above 150 students will require a new coastal development permit.
22. The Hearing Officer finds that all development that has been constructed on the site after the effective date of the Coastal Act, such as the placement of six solar arrays, was approved in a Coastal Commission-issued CDP, or the CDP requirement was waived by the Coastal Commission Executive Director.
23. The Hearing Officer finds that with the Project Site is currently zoned Rural-Coastal Zone 20 (R-C-20). The applicant is requesting to continue the year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools with no changes being proposed. The structures on the site were built prior to the effective date of the Coastal Commission, and the project site has previous planning approvals, including a CUP to operate the site as a private school. Therefore, the project is eligible to obtain a replacement CUP to continue its operation in the Coastal Zone in accordance with the provisions above and is deemed consistent with the R-C-20 Zone.
24. The Hearing Officer finds that the Project does not adversely affect the health, peace, comfort or welfare of persons residing or working in the area. The MUSE School and all other associated activities have been operating on the property since 2011 without any notices of violation or complaints from the public. The project site is located in a valley at the terminus of Las Virgenes Canyon Road so much of the school campus is shielded from view on adjacent properties. The school operates in existing buildings and no new construction is proposed. The use is well-integrated into the character of the community as the site has been used as a school, campground, or retreat since the 1970's.
25. The Hearing Officer finds that the Project is not detrimental to the use, enjoyment or valuation of property of people in the vicinity of the Project Site. The use is well-integrated into the character of the community as the site has been used as a school, campground, or retreat since the 1970's. The MUSE School has also demonstrated a commitment to operating the school in a way that is respectful to the environment and to the neighborhood. The site is maintained in accordance to eco-friendly standards and the curriculum involves environmental sustainability and earth stewardship as a guiding principle.
26. The Hearing Officer finds that the Project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare. The MUSE school has been operating on the project site since 2011 without any notices of violation or complaints from the public, and the site has operated as a school,

campground, or retreat since the 1970's. In addition, the school has an approved emergency preparedness plan to ensure the staff and students are safe in an emergency situation.

27. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the required yards, walls, fences, parking, landscaping, and any other development features to integrate the use with the surrounding area. The project site is compliant with all required development standards, including parking, which is all contained on the school campus. The site has also operated as a school, campground, or retreat since the 1970's and is well-integrated into the character of the community.
28. The Hearing Officer finds that the Project Site is adequately served by existing streets and other public and private services. The project is not proposing any new construction or to increase the intensity of use on the site, which has been operating as a camp, retreat or school since the 1970's. Therefore, as confirmed by Health, Fire, and Public Works, the project site is adequately served by existing utility systems, including water, roads, and the on-site waste system.
29. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Malibu community. On March 12, 2015, a total of eight Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as eleven notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other

persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit Number 201400133, subject to the attached conditions.

**ACTION DATE: April 21, 2015**

MKK:TSS  
4/7/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02801-(3)  
CONDITIONAL USE PERMIT NO. 201400133**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit to authorize the continued year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups and the use of the premises by public and private schools as follows:

- MUSE School, with approximately 90 current students, including Afterschool Care and two events (Lavendar Faire and Under the Stars), from September through June;
- Summer School, with approximately 72-125 campers, during the months of July and August; and,
- 20-25 annual seminars, subject to the following conditions of approval:

The current maximum enrollment at any one time is 150 students. Any increase to the enrollment above 150 students will require a new coastal development permit.

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the

permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 21, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit or Coastal Development Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the private school and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten inspections (10) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the

approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 21, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups and the use of the premises by public and private schools.
20. The permittee shall provide a minimum of seventy (70) parking spaces for employees and patrons.
21. The permittee shall ensure that adequate transportation facilities for emergency evacuation are maintained and available during the operation of the school.
22. The permittee shall ensure that all areas used by motor vehicles shall be paved, black-topped, or otherwise maintained in a dust free condition.

23. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 24, 2015.
24. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 14, 2015.
25. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated January 27, 2015.

**Attachments:**

Fire Department Letter dated January 14, 2015

Public Works Department Letter dated February 24, 2015

Public Health Department Letter dated January 27, 2015



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

February 24, 2015

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400133**  
**PROJECT NO. R2014-02801-(3)**  
**1666 LAS VIRGENES CANYON ROAD**  
**ASSESSOR'S MAP BOOK NO. 4455, PAGE 35, PARCEL NOS. 3 AND 4**  
**UNINCORPORATED COUNTY COMMUNITY OF CALABASAS**

We reviewed the CUP for the continued operation of an existing year-round recreational camp facility to be used for adult retreats, seminars, church groups, youth group, or other similar groups located at 1666 Las Virgenes Canyon Road in the unincorporated County community of Calabasas. No changes or new construction are proposed as part of this project. The owner previously applied for a building permit for a retaining wall on-site that has not been finalized.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

**Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:**

1. Building and Safety

- 1.1 Clear the outstanding, on-site grading violation that has been in existence since 2011 within 90 days of CUP approval and to the satisfaction of Public Works. An additional 90 days may be granted if the applicant encounters project delays that would prevent the completion of work provided supporting documentation is supplied to the satisfaction of

Mi Kim  
February 24, 2015  
Page 2

Public Works. Since slopes were graded and a retaining wall was installed without permits, the applicant shall submit all appropriate plans/reports/information to Public Works' Building and Safety Division, Calabasas District office, for review and approval so that the appropriate permits can be issued.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at [clee@dpw.lacounty.gov](mailto:clee@dpw.lacounty.gov) or (626) 458-3154.

If you require additional information, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov).

TM:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201400133-1666 las virgenes canyon rd\TCUP 201400133\2015-01-05 TCUP 201400133 SUBMITTAL.docx

---



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-02801

MAP DATE: December 22, 2014

LOCATION: 1666 Las Virgenes Canyon Road, Calabasas (Co)

---

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

The Land Development Unit is not setting additional "Conditions of Approvals" since there is no proposed development for the existing private school. Future development, if any, will necessitate further review and new requirements by the Fire Department.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91708  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

Hilda Solis  
First District

Mark Ridley-Thomas  
Second District

Shella Kuehl  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

January 27, 2015

**TO:** Travis Seawards  
Senior Regional Planning Assistant  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, DPA *M.T.*  
Environmental Health Division  
Department of Public Health

**SUBJECT: CUP CONSULTATION  
PROJECT NO. R2014-02801/ CUP201400133  
Muse School  
1666 Las Virgenes Canyon Road, Calabasas**

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP renewal request for the above referenced project. The CUP renewal is for the continued use of a private school, Muse School, on the subject property; no new development is proposed. The Department recommends approval of the CUP contingent upon the following conditions.

**Potable Water Supply**

The school is currently served by Las Virgenes Municipal Water District for its potable water supply. The project shall remain connected to public water.

The onsite water well is capped. It cannot be used as a source of potable water supply without the approval of this Department.

**Sewage Disposal**

The school is using Onsite Wastewater Treatment Systems (OWTS) for its sewage disposal. All the OWTS were permitted by this Department.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).

## **CUP Replacement Permit Burden of Proof**

**Applicant: MUSE School**

**1666 Las Virgenes Canyon Road, Calabasas, California 91302**

### **Request:**

Pursuant to LACC 22.44.810.J.3 (Santa Monica Mountains Local Coastal Program LIP), the Applicant is requesting approval of a replacement use permit to renew the conditions of approval of CUP 93-211-(3) to accommodate its continued use, operation and maintenance of a private school on the subject property (MUSE School). In accordance with the above-cited LACC section, a replacement permit is justified in this case because: 1) all development having been constructed on the property after the effective date of the Coastal Act was approved in a Coastal Commission-issued CDP; 2) no new development is being proposed; and 3) no intensification of use is being proposed.

### **Historic Use of the Subject Property:**

- In 1958, Cotton Tail Ranch was established on the subject property and started as a day camp.
- In 1997, Milton & Sally Drucker, Tom & Theresa Holland, and Harold Tagerman donated the property to Pepperdine University.
- In June 2007, Pepperdine University sold the site to the Calmont School, which, in turn, began to use the property as a private school pursuant to CUP 93-211-(3).
- Until Aug 31, 2010, Calmont School remained in operation onsite.
- Sept 2011, MUSE School opens onsite, in accordance with and subject to CUP 93-211-(3).

### **Zoning Approval History for Subject Property:**

**Zone Exception Case No. 9526:** Was approved Aug, 4, 1970, which allowed maintenance & expansion of an existing children's summer camp to adult year round use.

**CUP: 1541** (superseded ZEC 9526): Was approved Nov 24, 1981, to establish and operate a day elementary school in conjunction with the continued use of a resident camp for children until Aug 4, 1995. At the time, the property was developed with a resident camp for children. Permit allowed for year-round use of camp for adult retreats, seminars, church groups, scouts, or other similar groups. As of Dec 9, 1981, LAUSD had used the camp since 1972 without controversy or objections. Limited to approximately 200 students.

**CUP: 93-211-(3)** (superseded ZEC 9526 & CUP 1541): Was approved by LACO Department of Regional Planning (DRP) on May 11, 1994, and authorizes year-round use of existing facilities for adult retreats, seminars, church groups, youth groups; public and private schools are approved for operation under CUP: 93-211-(3) (the "CUP") as clarified by a letter from DRP management dated June 22, 1994.

**June 14, 2007 REA:** DRP approved new operating program that would establish a year-round school (for Calmont School's operations onsite).

**Applicant's Replacement Permit Burden of Proof Statements**

**A. The requested use at the location will not:**

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;**

MUSE School has been operating without incident on the subject property since September 2011, in full compliance with the conditions of approval of the CUP and subject to a valid business license issued by the County. Moreover, in originally approving the CUP, a determination was made by the county that the operation of a private school on the subject property—subject to and in conformance with the conditions of approval of the CUP, as MUSE operates—would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The school's operation has served as a beneficial use of the property and has only positively contributed to the health, peace, comfort and welfare of the surrounding community. The subject property is located at the terminus of Las Virgenes Canyon Road; the site's topography effectively shields the school from the majority of surrounding properties and from all uses located along Las Virgenes Canyon Road. Consistent with CUP requirements, all parking necessary to service the school is located onsite. Continued operation of the school will not detract from the valued visual character of the community or area; will not introduce inappropriate contrast between the existing school facilities and adjacent and nearby development; will not remove or alter existing features that substantially contribute to the character of or image of the community; nor will it be inconsistent with the goals and policies of the Santa Monica Mountains LCP.

MUSE's mission statement is as follows: "Inspiring and preparing young people to live consciously with themselves, one another, and the planet." Some background on MUSE's program and educational philosophy:

- **The School.** MUSE is a seedbed for innovative practices and programs. The rich, hands-on environment at MUSE is devoted to ensuring that students develop as whole people, lifelong learners, and engaged citizens who are healthy in mind, body and play. Parents, too, play a daily role in their child's education process and in the school's operations.
- **MUSE's students.** At MUSE, teachers and mentors reflect with students to craft individual learning plans – custom curricula focused on their own interests and needs. School management believes that by thoughtfully nurturing innate passion, discovery, purpose, adventure, spontaneity and creativity we can foster deep individual development. Throughout their tenure at MUSE, the school offers its students multiple ways to demonstrate what they know and what they can do – self-directed exhibitions, group projects, and more. By the time they graduate, MUSE's students are well prepared to achieve success in whatever schools, vocations, and avocations they choose.
- **The local community.** MUSE is always seeking opportunities to give back to the community it serves. The school has formed strong, lasting partnerships with green

industries, government agencies, community groups, and postsecondary sectors, creating vital relationships that will advance its students' learning, compassion, and development.

- **MUSE's worldwide community.** Through [Global MUSE](#), MUSE is creating a transformative education network of MUSE Schools, MUSE sister schools, and MUSE Inspired schools worldwide. MUSE's global network of students are connected by a shared philosophy and mission.

The above-outlined attributes of the school serve only to improve the local and broader communities' interests and welfare.

**2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or**

As noted, MUSE School has been operating without incident on the subject property since September 2011, in full compliance with the conditions of approval of the CUP and subject to a valid business license issued by the County. Moreover, in originally approving the CUP, a determination was made by the county that the operation of a private school on the subject property—subject to and in conformance with the conditions of approval of the CUP, as MUSE operates—would not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. As outlined above, the subject property has accommodated day camp and/or private school uses since 1958, and MUSE has operated a private school at the site since 2011; therefore, continuation of the existing private school use—in accordance with the conditions of approval of the CUP—is in keeping with the longstanding authorized use and regulation of the property. MUSE has demonstrated a commitment to operating its school in a manner that is respectful of its neighbors; this basic tenant of the school ensures its operations do not prove detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

**3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

As noted, MUSE School has been operating without incident on the subject property since September 2011, in full compliance with the conditions of approval of the CUP and subject to a valid business license issued by the County. Moreover, in originally approving the CUP, a determination was made by the county that the operation of a private school on the subject property—subject to and in conformance with the conditions of approval of the CUP, as MUSE operates— would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. MUSE's management takes pride in operating its school in a highly professional manner by, for example, paying close attention to detail with respect to maintenance of the school grounds, providing a safe and nurturing learning environment for its students, and placing paramount emphasis on environmental sustainability and earth stewardship as a guiding principal of the institution. School management also emphasizes emergency preparedness for its staff and its students and maintains a strict emergency response protocol, in the event of earthquake, fire or other unexpected emergencies. As noted, all parking needed to service the school is provided onsite, in accordance with CUP requirements. These factors ensure the

School's operation does nothing to jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

**B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

As depicted on the April 23, 2013 Revised Exhibit "A" (Site Plan) approved by Department of Regional Planning staff for the School, the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the County Zoning Code, or as is otherwise required in order to integrate the School with the uses in the surrounding area.

**C. The proposed site is adequately served:**

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**

As depicted on the April 23, 2013 Revised Exhibit "A" (Site Plan) approved by Department of Regional Planning staff for the School, the subject property is adequately served by streets (Las Virgenes Canyon Road) and internal driveways of sufficient width, and improved as necessary to carry the kind and quantity of traffic the School generates.

- 2. By other public or private service facilities as are required.**

Having operated on the subject property without incident since September 2011 in full compliance with the CUP and all other applicable public agency laws and regulations, the School has been—and, with approval of the requested replacement use permit, will continue to be—served by public and private service facilities as required.



Los Angeles County  
Department of Regional Planning  
Director of Planning, James E. Hartl, AICP



RE: CONDITIONAL USE PERMIT CASE NO. 93-211-(3)

Mailing Date: May 13, 1994

CERTIFIED-RECEIPT  
REQUESTED

TO: Cottontail Ranch Club, Inc.  
c/o Carolyn Ingram Seitz  
P.O. Box 784  
Westminster, California 92684

PLEASE NOTE: This document contains the hearing officer's findings, order and conditions relating to APPROVAL of the above referenced case.

CAREFULLY REVIEW EACH CONDITION.

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. USE THE ATTACHED AFFIDAVIT FOR THIS PURPOSE.

The applicant or ANY OTHER INTERESTED PERSON may APPEAL the hearing officer's decision to the Regional Planning Commission at the office of the Commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the Commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The hearing officer's decision may also be called up for review by the Regional Planning Commission during the appeal period. This grant will not become effective until and unless this period has passed without an appeal or call for review.

For further information on appeal procedures, compliance with conditions or any other matter pertaining to this grant, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

FACTUAL SUMMARY:

The applicant in this case requested approval of a Conditional Use Permit to allow the continued operation of an existing year-round recreational camp facility previously authorized by Zone Exception Case No. 9526 and Conditional Use Permit No. 1541 which will expire on August 4, 1995. No new structures, facilities or uses are proposed at this time.

The subject property is an irregularly shaped parcel of approximately 22 acres located at 1666 North Las Virgenes Canyon Road within the A-1-1 zone and within the Malibu Zoned District.

Access to the subject property is provided via Las Virgenes Canyon Road and a paved private driveway.

The subject property is designated as Rural Land by the Malibu/Santa Monica Mountains Area Plan; and, the proposed use is consistent with such designation.

A mobilehome park is located westerly of the subject property. Vacant lands surround the property to the north east and south.

The existing structures, facilities and uses have been maintained on the subject property for more than twenty years with no apparent adverse effects.

The project is categorically exempt (Class I) from environmental impact reporting requirements in that it entails the continued use of existing structures and facilities with no expansion.

A public hearing was held on May 3, 1994, at which the applicant's representative testified in favor of the request.

There was no opposition testimony.

Notices of this request was mailed on March 23, 1994 to property owners and tenants within 500 feet of the subject property and to other interested parties. Notice was also posted on the subject property not less than thirty days prior to the hearing.

**FINDINGS:**

- A. The requested use is consistent with the adopted general plan.
- B. With the attached restrictions and conditions, the requested use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The site is adequate in size and shape to accommodate the development features prescribed in the Zoning Ordinance and otherwise required to integrate the use requested with the uses in the surrounding area.

- D. The site has adequate traffic access and is adequately served by other public or private facilities which it requires.

**HEARING OFFICER'S ACTION:**

1. I find that the project is categorically exempt (Class I) from the reporting requirements of the California Environmental Quality Act, and that the project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 93-211-(3) is GRANTED with the attached conditions.

BY: Raymond P. Ristic DATE: May 11, 1994  
RAYMOND RISTIC  
HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

Enclosures: Affidavit  
Covenant

cc: Each Commissioner; Zoning Enforcement; Building and Safety;  
Subdivision Road Unit;

DCC:jmr

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and the permittee has paid the inspection fee required by Conditions.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. This grant will terminate on August 4, 2015.
5. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1000.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 biennial inspections.

If any future inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health of safety or so as to be a nuisance.
7. This grant allows year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups and the occasional use of the premises by public and private schools, subject to the following restrictions as to use:
  - a. That this grant supersedes the conditions imposed under Zone Exception Case 9526 and Conditional Use Permit 1541-(3).
  - b. That a minimum of seventy (70) parking spaces for employees and patrons be provided on the subject property;
  - c. That adequate transportation facilities for emergency evacuation shall always be maintained and available during the operation of the camp.
  - d. That all area used by motor vehicles shall be paved, blacktopped, or otherwise maintained in a dust free condition;
8. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

10. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
11. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

DCC:jmr



Los Angeles County  
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



July 14, 1994

Carolyn Ingram Seitz  
P.O. Box 784  
Westminster, California 92684-0784

**SUBJECT: CONDITIONAL USE PERMIT NO. 93-211-(3)**

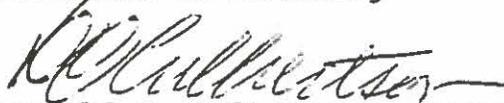
Dear Ms. Seitz:

In reply to your letter of June 22, 1994, clearly the hearing officer's intent in approving Conditional Use Permit No. 93-211-(3) was to allow the continued operation of the facilities and uses authorized by the previous approvals (ZEC 9526 AND CP 1541).

The inclusion of the word "occasional" in Condition #7 was added in error and should therefore be deleted.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

  
Donald C. Culbertson, Section Head  
Zoning Permits Section

DCC:jmr

cc: Zoning Enforcement  
Building & Safety

Los Angeles County  
DEPARTMENT OF  
REGIONAL PLANNING  
320 West Temple Street  
Los Angeles  
California 90012  
974-6401  
Norman Murdoch  
Planning Director



July 25, 1980

*H. P. A. R.* Certified - Receipt  
Requested

Cottontail Ranch Club, Inc.  
c/o Mr. Michael Morse  
6300 Wilshire Blvd. #1105  
Los Angeles, CA 90048

Gentlemen:

RE: CONDITIONAL USE PERMIT CASE NO. 1541-(5)  
To continue an existing year-around resident camp and to  
use a mobilehome for counselors' lounge, and to continue  
an existing caretaker's residence in a portion of a permanent  
structure.  
1666 North Las Virgenes Canyon Road. 9  
Malibu Zoned District, Zone A-1-1

The Regional Planning Commission, by its action of July 23,  
1980 granted the above-described permit. Documents pertaining to  
this permit are enclosed.

Your attention is called to the following:

1. Condition No. 1, requiring acceptance by the owner of the property of all conditions of this permit;
2. Condition No. 4, pointing out limitations of this grant;
3. That during the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors through the office of James Mize, Executive Officer, Room 383, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. This grant will not become effective until and unless this period has passed without an appeal.

The Regional Planning Commission of the County of Los Angeles, under the provisions of the Zoning Ordinance (Ordinance 1494), grants a conditional use permit to enable the property shown on the attached legal description to be used to continue an existing

CONDITIONAL USE PERMIT CASE NO. 1541-(5)

Page 2

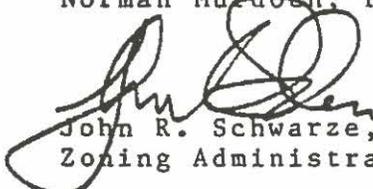
year-around resident camp and to use a mobilehome for counselors' lounge, and to continue an existing caretaker's residence in a portion of a permanent structure, subject to the attached conditions numbered 1 through 17.

This permit shall be null and void unless it is used prior to July 23, 1981. Upon written request stating reasons why additional time to commence is needed, the Commission may grant a one-year time extension. Such request must be received prior to July 23, 1981.

The foregoing is the decision of the Regional Planning Commission on July 23, 1980, upon adoption of the attached findings.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
Norman Murdoch, Planning Director



John R. Schwarze, Division Chief  
Zoning Administration Division

JRS:LBP:crb

cc: Building & Safety; Board of Supervisors; Zoning Enforcement  
Health Dept.; Fire Dept.  
Milton Drucker, 5123 Topeka Drive, Tarzana, CA 91356  
Harold Tragerman, 17531 Greeleaf, Encino, CA 91316

Legal Description:

That portion of Lots 1 and 2, Tract No. 6360, M.B. 116 - 100, and adjacent vacated road, lying southerly of the following described line:

Beginning at a point on the easterly line of said Tract No. 6360, M.B. 116-100 which is 1063.45 feet northerly from the southeast corner of said tract; thence S.87°05'W. 340 feet; thence S.33°30'W. 354 feet; thence S.79°26'W. 263.00 feet; thence S.53°42'W. 430 feet; thence S.21°00'W. 277 feet to the easterly line of Las Virgenes Canyon Road; thence continuing S.69°05'35"W. across Las Virgenes Canyon Road to the westerly line of said Tract No. 6360.

1. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property involved has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this permit;
2. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of subject property must be complied with unless set forth in the permit or shown on the approved plot plan;
5. That the property shall be developed and maintained in substantial conformance with the plot plan on file marked Exhibit "A";
6. That a day school on the premises is prohibited.
7. That this grant supercedes the conditions imposed under Zone Exception Case 9526.
8. That all structures conform with the requirements of the Division of Building and Safety of the Department of County Engineer;
9. That subject facility be developed and maintained in compliance with requirements of the Los Angeles County Health Services Dept. Adequate water and sewage facilities shall be provided to the satisfaction of said Health Services Department.
10. That upon receipt of this letter, applicant shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required by said department;
11. That a minimum of seventy (70) parking spaces for employees and patrons be provided on the subject property;
12. That adequate transportation facilities for emergency evacuation shall always be maintained and available during the operation of the camp.
13. That all areas used by motor vehicles shall be paved, black-topped, or otherwise maintained in a dust free condition;

14. That this permit allows year round use of this camp for adult retreats, seminars, church groups, scouts, or other similar groups.
15. That use of the premises during the school year by the Los Angeles Unified School District is permitted.
16. That this permit specifically denies the use of this camp or any of its facilities or grounds for any activities involving nudism, either organized or incidental.
17. That this grant will expire August 4, 1985.

LBP:LM:lg  
6/20/80

RECEIVED

October 20, 1970

1970 OCT 22 AM 11 19

ASSIGNED TO

*Rosenthal*  
11450

Cottontail Ranch Club, Inc.  
1666 Las Virgenes Canyon Road  
Calabasas, California

Gentlemen:

SUBJECT: ZONE EXCEPTION CASE NO. 9526-(5)  
TO MAINTAIN A YEAR ROUND CAMP FOR A RELIGIOUS  
RETREAT OR SEMINAR AREA - 1666 OLD LAS VIRGENES  
ROAD - MALIBU ZONED DISTRICT ZONE A-1-1

Reference is made to the above noted subject.

In order to comply with the requirements of this Department relative to fire protection, the following facilities and flows must be provided.

One private on-site fire hydrant consisting of 6"x4"x2½" steamer head (James Jenas 378B or approved equal), 6" lateral, 6" gate valve, and 6" riser installed so that the center line of the lowest outlet is 18 to 24 inches above finished grade and so that the center line of the riser is 18 to 24 inches behind the curb face.

The above-required hydrant shall be installed at the following location:

Southwest corner of Gate Road & Interior Road.

A water main must be installed to service the private on-site fire hydrant with a minimum fire flow of 1500 gallons per minute for 6 hours at 20 pounds per square inch residual pressure. The minimum pipe size required for water mains serving fire hydrants is 6" diameter. Exact pipe size to be used must be determined by a qualified engineer, based on the above-required fire flow.

Cottontail Ranch Club, Inc.

Page 2

October 20, 1970

Paved access capable of supporting heavy fire department equipment must be provided to the above-required fire hydrant. This access must consist of a roadway paved to a minimum of 15 feet in width.

Standard fire hydrant barricades complying with the specifications set forth by the Department of County Engineer, Waterworks and Utilities Division, shall be installed at the private on-site fire hydrant indicated above.

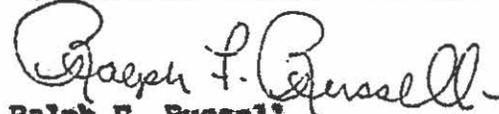
The owner-developer shall be responsible for making the necessary arrangements with the local water purveyor for the installation of all the above-noted facility. This shall include the furnishing of the fire hydrant head.

Upon completion of the installation, all parts of the facility above ground, with the exception of the stem and threads, shall be painted with two coats of red lead primer and one finish coat of waterproof school bus yellow.

Should any questions arise regarding this matter, please feel free to contact Captain Robert Curtis at 269-7251, extension 181.

Very truly yours,

RICHARD H. HOUTS  
Chief Engineer  
LOS ANGELES COUNTY FIRE DEPARTMENT



Ralph F. Russell  
Division Fire Chief  
Research and Planning

RFR:dmg

Enclosure

cc: Building & Safety - Malibu

Zoning Enforcement Section ✓  
R&P zoning  
DRF  
X

O. K. CHRISTENSON  
DIRECTOR OF PLANNING  
FREDERICK J. BARLOW  
DEPUTY DIRECTOR  
EDGAR T. IRVINE  
DEPUTY DIRECTOR  
JOSEPH K. KENNEDY  
DEPUTY DIRECTOR

COUNTY OF LOS ANGELES  
THE REGIONAL PLANNING COMMISSION

320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012  
TELEPHONE 628-9211

August 13, 1970

COMMISSIONERS

ALFRED E. PAONESSA  
CHAIRMAN  
ARTHUR J. BAUM  
VICE-CHAIRMAN  
MRS. L.S. BACA  
LOUIS KANASTER  
OWEN H. LEWIS  
IRMA RUTHER  
SECRETARY TO THE COMMISSION

T/L 8-4-80

Cottontail Ranch Club, Inc.  
1666 Old Las Virgenes Road  
Calabasas, California

Certified - Return  
Requested

Gentlemen:

Subject: Zone Exception Case No. 9526-(5)  
To maintain a year round camp for a religious  
retreat or seminar area  
1666 Old Las Virgenes Road  
Malibu Zoed District, Zone A-1-1

The Regional Planning Commission, by its action of August 4,  
1970, granted the above-described exception. The documents pertaining  
to this case are enclosed.

Your attention is called to the following:

1. Condition No. 1, requiring acceptance by the owner of all conditions of this exception;
2. Condition No. 4, pointing out the limitations of this grant;
3. That during the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors by written communication and deposit of the sum necessary to cover costs of preparing a transcript of the public hearing. Caution should be exercised in making any expenditure under the exception during this period.

Very truly yours,

THE REGIONAL PLANNING COMMISSION  
O. K. Christenson, Director of Planning

Joseph K. Kennedy, Deputy Director

RS:ml

Enclosures

cc: Building & Safety; Board of Supervisors; Zoning Enforcement  
Fire Dept., and Health Dept. ✓  
Milton Drucker, 5123 Topeka Drive, Tarzana, California 91356  
Julius A. Dix, 14011 Ventura Blvd., Sherman Oaks, California

ZONE EXCEPTION CASE NO. 9526-(5)

The Regional Planning Commission of the County of Los Angeles EXCEPTS the property shown on the attached legal description from the provisions of Zoning Ordinance No. 1494, but only insofar as this exception is necessary to maintain and expand an existing children's summer camp-ground to adult, year around use subject to the attached conditions numbered 1 through 12.

This exception shall be null and void unless used prior to August 4, 1971.

The foregoing is the decision of The Regional Planning Commission on August 4, 1970.

THE REGIONAL PLANNING COMMISSION  
O. K. Christenson, Director of Planning

Joseph K. Kennedy, Deputy Director

RS:ml

X  
Parcel 1: Those portions of Lots 1 and 2 of Tract No. 6360, in the County of Los Angeles, State of California, as per Map recorded in Book 116, Page 100 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the Southeasterly corner of said Lot 2; thence North 0° 05' East along the Easterly Line of said Lot 2, a distance of 1063.45 feet; thence South 87° 05' West 340 feet; thence South 33° 30' West 354 feet; thence South 79° 26' West 263 feet; thence South 53° 42' West, 430 feet; thence South 21° 00' West 277 feet to the easterly line of Las Virgenes Road, as described in the deed to the County of Los Angeles, recorded in Book 3789 Page 214, Official Records, of said County; thence South 69° 05' et' West to the Westerly Line of said Lot 1; thence Southerly along said Westerly Line to the Southerly Line of said Lot; thence South 89° 41' East along said Southerly Line to and along the Southerly Line of said Lot 2, a distance of 1340.21 feet to the point of beginning.

EXCEPT that portion of said land described as follows:

Beginning at the Southeasterly corner of said Lot 2; thence North 00° 05' East along the Easterly Line of said Lot 2, a distance of 1063.45 feet; thence South 87° 05' West 340 feet; thence South 33° 30' West 354 feet; thence South 79° 26' West 165.04 feet; thence South 01° 27' 44" East 538.43 feet; thence North 50° 46' 14" West 88.52 feet; thence North 52° 30' 20" West 73.81 feet; thence North 85° 37' 39" West 191.69 feet; thence South 60° 29' 15" West 116.35 feet; thence South 62° 35' 17" West 146.71 feet to a point which is 2.00 feet Easterly measured at right angles from the Southerly terminus of that certain course in the easterly line of Las Virgenes Road, 40 feet wide as shown on County Surveyors Map 8841, Sheet 3, on file in the Office of said County Surveyor which bears South 27° 11' 05" East; thence Southerly and parallel with said Easterly Line of Las Virgenes Road along its curves and courses to the Southerly Line of said Lot 2; thence along said Southerly Line South 89° 41' East 1197.41 feet to the point of beginning.

ALSO EXCEPT any portion not included in the Northeast Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 17 West, San Bernardino meridian, in the County of Los Angeles, State of California.

Parcel 2: An easement for ingress and egress over that portion of Lots 1 and 2 of Tract No. 6360, in the County of Los Angeles, State of California, as per Map recorded in Book 116, Page 100 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the Southerly terminus of that course described above as having a bearing of South 01° 27' 44" East 538.43 feet; Thence continuing South 01° 27' 44" East 49.21 feet; thence North 44° 57' 12" West 116.68 feet; thence North 58° 34' 23" West 77.00 feet; thence South 84° 01' 53" West 73.59 feet; thence South 70° 09' 35" West 107.30 feet; thence South 38° 09' 41" West 46.83 feet; thence South 87° 55' 54" West 84.18 feet; thence South 80° 59' 13" West 109.95 feet to the Southerly terminus of the Easterly line of the 2.00 foot easement described in Parcel 2 of the Deed to Harold Tragerman, et al., recorded on February 20, 1958, as Instrument No. 3243, in Book D-19, Page 141 of said Official Records; thence Northerly along said 2.00 feet easement, 20.00 feet to the Westerly terminus of that certain course in the boundary line of Parcel 1 of said last mentioned Deed, hereinabove described as having a bearing and length of "South 62° 35' 17" West 146.71 feet"; thence along said boundary line as follows:

Loik

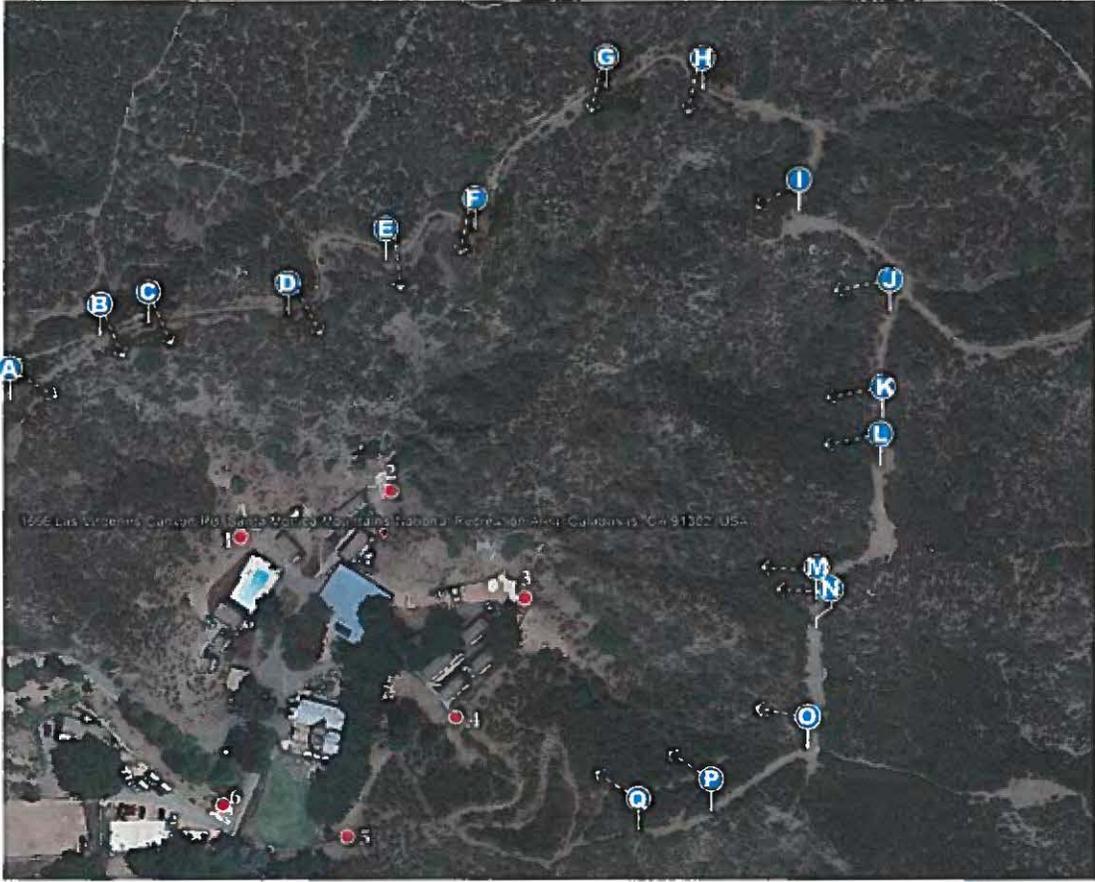
9526

North  $62^{\circ} 35' 17''$  East 146.71 feet; North  $60^{\circ} 29' 15''$  East 116.35 feet; South  $85^{\circ} 37' 39''$  East 191.69 feet; South  $50^{\circ} 30' 20''$  East 73.81 feet and South  $50^{\circ} 46' 14''$  East 88.52 feet to the point of beginning.

X ok  
ms

1. This exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this exception;
2. It is hereby declared to be the intent that if any provision of this exception is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this exception that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the exception or shown on the approved plot plan;
5. That three copies of a revised plot plan, similar to that presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said plan;
6. That prior to construction, applicant shall confer with the Research and Planning Division of the Department of Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Such facilities may include water mains and fire hydrants and fire flow which, prior to exercise of the excepted use shall be provided as may be required by said department;
7. That subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Health Department;
8. That a minimum of seventy (70) parking spaces for employees and patrons shall be provided on subject property;
9. That all areas used by motor vehicles shall be paved, blacktopped, or otherwise maintained in a dust-free condition;
10. That this exception allows year-round use of this camp for adult retreats, seminars, or other similar groups;
11. That this exception specifically denies the use of this camp or any of its facilities or grounds for any activities involving nudism, either organized or incidental;
12. That this exception shall expire on August 4, 1980.

Address:  
Muse School  
1666 Las Virgenes Canyon Rd  
Calabasas, CA 91302



● Solar Tracker ● Viewpoint

Muse School  
**Photo Key Map**  
September 16, 2014



A



B



C



D

Muse School  
Photo Key Map  
September 16, 2014



E



F



G



H

Muse School  
Photo Key Map  
September 16, 2014



I



J



K

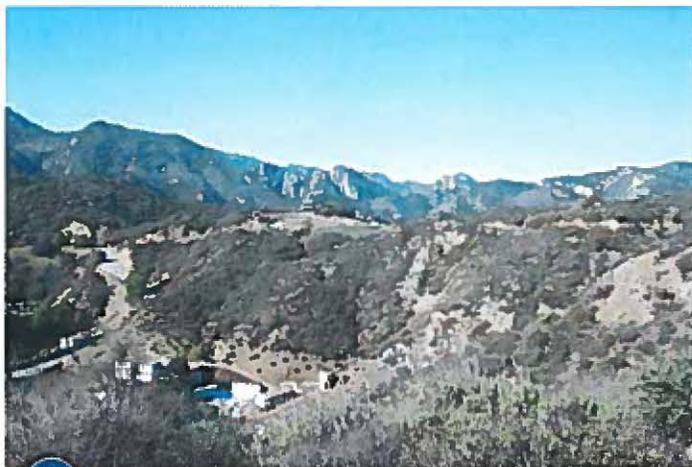


L

Muse School  
Photo Key Map  
September 16, 2014



M



N



O



P

Muse School  
Photo Key Map  
September 16, 2014





