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**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Everest Value School Project

Project Location: 233-245 North Westmoreland Avenue, 3611-3627 West Cosmopolitan Street, and 232-240 North Madison Avenue, Los Angeles, California, 90004

Project Description: The demolition of an existing single-story commercial/warehouse building located at the southeastern portion of the Project Site and the construction, use, and maintenance of a two-story, 32-foot in height, charter school within Subarea D (Light Industrial/Commercial) of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan. The proposed project includes a 24,360 square foot building for use as a public transitional kindergarten (TK) to 8th grade charter school (Proposed School), consisting of 20 classrooms, administrative offices, and outdoor recreational areas, which include playgrounds, lunch areas, planting gardens, basketball courts, and a soccer field. The proposed maximum number of students enrolled would be 480 students. The site is located on a 53,353 square-foot lot that would include 24,360 square feet of total floor area with a Floor Area Ratio (FAR) of 0.46:1. The proposed Project includes an on-site pickup/drop-off area which will be accessed by a driveway providing inbound and outbound access for vehicles from Cosmopolitan Street. A secondary driveway is proposed to provide outbound traffic on Madison Avenue. The Project would provide 28 parking spaces within a surface parking located on-site along the southern portion of the site. The Project Site is located within the Bureau of Engineering's (BOE) Special Grading Area. Construction of the Project would require haul trips to and from the site to export 1,506 cubic yards of soil to 15990 E. Foothill Boulevard, Irwindale with a maximum of 80 haul truck trips per day.

Schedule: The City of Los Angeles will receive comments on the proposed negative declaration beginning July 23, 2020 for 30 days, ending August 24, 2020. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed negative declaration and all documents referenced in the proposed negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 621, Los Angeles, CA 90012.

Signature: _____ Date: 7/16/2020