

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
 ZA-2023-4344-VCU-ZV-WDI

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-4345-CE
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PROJECT TITLE Merkaz Hatorah Community Kollel	COUNCIL DISTRICT 5 - Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 9080 West Pico Boulevard (Pico Blvd. and Canfield Ave. / Pico Blvd and Doheny Dr.)	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: House of Worship (Shull) and accessory religious school	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Michael Horowitz

CONTACT PERSON (If different from Applicant/Owner above) Paul Garry (PSOMAS)	(AREA CODE) TELEPHONE NUMBER EXT. (213) 223-1467
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
 Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) Class 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

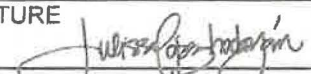
JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
 If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE Julissa Lopez-Hodoyan 	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Vested Conditional Use; Zoning Variance; Waiver of Dedication and Improvements

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
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Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as Office Trailer

Maryra Cervantes 6/25/2024
Department Representative

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-4345-CE

The Office of Zoning Administration determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt from CEQA under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the construction of a new 2-story, 39-foot-tall House of Worship (Kollel) with accessory religious school. The project will be approximately 13,136 square feet with a Floor Area Ratio ("FAR") of 0.98:1 and provide a one-level subterranean structure for 16 vehicular parking spaces. The site is currently improved with a one-story 4,464 square-foot commercial building which will be demolished. As a 2-story House of Worship (Kollel) with accessory religious school in a highly urbanized area, and a project which is characterized as in-fill development, the project qualifies for the 32 Categorical Exemption(s).

The site is zoned C4-1VL-O and R3-1-O and has a General Plan Land Use Designation of Neighborhood Commercial. As shown in the case file, the project is consistent with the applicable West Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.31 acres. Lots adjacent to the subject site are developed with the following urban uses: Medium Residential immediately to the south and Neighborhood Commercial uses along Pico Boulevard both across Canfield Avenue to the east, and across Doheny Drive to the west. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No (0) protected trees or

shrubs exist on the site and there are no trees on the adjacent public right-of-way, per the Tree Disclosure Statement prepared by Trevor Bristle, Registered Arborist, on March 17, 2023. One (1) small, unprotected tree, fairly young and in good health, is proposed to be removed from the subject site, and will be replaced with a minimum of two *Syagrus romanzoffiana* / Queen Palm, 15-foot Brown Trunk Height (BTH) trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

A Noise and Vibration Study Report prepared by PSOMAS, dated May 7, 2024, confirmed that construction and operations phase activities associated with the Project would result in less than significant impacts for groundborne vibration and groundborne noise levels, and that no mitigation measures were necessary or recommended, based on the project proposal. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study, based on the initial screening in the Transportation Assessment form, and the project will not have any significant impacts to traffic. The Air Quality Study prepared by PSOMAS, dated May 7, 2024, confirms that neither construction nor operation of the project would result in significant air quality impacts. The project site will be adequately served by all public utilities and services given that the construction of a House of Worship (Kollel) with accessory religious school will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 2-story, House of Worship (Kollel) with accessory religious school, with 13,136 square feet of floor area in an area zoned and designated for such development. All adjacent lots along Pico Boulevard are developed with commercial buildings and the subject site is of a similar size and slope to nearby properties. Surrounding properties to the east and west along the Pico Boulevard corridor, zoned C4-1VL-O, include one to three-story Neighborhood Commercial uses that include religious facilities and community centers, educational institutions, commercial retail, kosher markets / eateries. Surrounding properties to the north and south of Pico Boulevard are residential areas with single-family and multi-family buildings zoned R1-V2-O and R3-1-O, with Low to Medium Residential land use designation. The project proposes a Floor Area Ratio (FAR) of .98:1 on a site that is permitted to have a maximum FAR of 1.5:1. The site is proposing a 2-story building, where most buildings along Pico Boulevard are two- and three-stories tall, and is therefore not unusual for the vicinity of the subject site, and is similar in scope to other existing commercial buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 19.1 miles from the subject site. Therefore, the project will not result in damage to views designated a state scenic highway, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

A Phase I Environmental Site Assessment (ESA), prepared by TERRAX Environmental, Inc. (TERRAX) dated November 16, 2018, revealed evidence of Recognized Environmental Conditions (RECs) identified in connection with the subject property and therefore, recommended

a Phase II ESA be performed at the subject property, in order to confirm or deny, the presence of hazardous wastes, as a result of historic property operations. Following this recommendation, a Limited Phase II Site Assessment Report for the subject site, was prepared by TERRAX, dated January 14, 2019, which did not indicate impacts to soil or soil vapor. Furthermore, according to Zone Information and Mapping System (ZIMAS) database for properties in the City of Los Angeles, and ENVIROSTOR, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.