

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)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 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

CPC-2025-537-CU3-ZV-SPPC / Class 3 Conditional Use, Zone Variance, Specific Plan Project Compliance

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-538-CE

PROJECT TITLE

Ner Aryeh

COUNCIL DISTRICT

CD 2 – Nazarian

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

12500 Burbank Boulevard; 5551 Whitsett Avenue (Burbank Boulevard and Whitsett Avenue)

Map attached.

PROJECT DESCRIPTION:

This project proposes the expansion of an existing 5,210 square-foot private high school (Ner Aryeh), for a total area of 10,704 square feet, and an increase in maximum student enrollment from 57 students to 80 students.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Congregation Ner Aryeh C/O Rabbi Benjamin Lieberman

CONTACT PERSON (If different from Applicant/Owner above)

Sarah Golden & Brad Rosenheim

(AREA CODE) TELEPHONE NUMBER

(818) 716-2778

EXT.

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 3)

CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15303 / Class 3

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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

Sasha Kassab *Sasha Kassab*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Class 3 Conditional Use, Zone Variance, Specific Plan Project Compliance



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-638-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3.

The project is for the expansion of an existing private high school (Ner Aryeh) located in the [Q]C2-1VL zone. The project proposes a 5,494 square-foot addition to the existing two-story 5,210 square-foot school building, which will become a three-story building with a total area of 10,704 square feet, on a 10,659 square-foot lot. The height of the existing building is 18 feet and 8 inches, and the proposed height is 41 feet and 6 inches. The maximum number of enrolled students will increase from 57 students to 80 students. The project will provide a total of 22 automobile parking spaces: 10 spaces on-site and 12 spaces off-site, to be accessed by shuttle. There will be a total of 34 bicycle parking spaces: 32 short-term spaces and 2 long-term spaces.

Class 3 Categorical Exemption allows for “a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.” As a commercial building involving an addition of less than 10,000 square feet and not involving the use of significant amounts of hazardous substances in a zone allowing the use of a school, the project qualifies for the Class 3 Categorical Exemption.

The site is zoned [Q]C2-1VL and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is consistent with the applicable North Hollywood – Valley Village 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 0.25 acres. Lots adjacent to the subject site are developed with the following urban uses: Neighborhood Office Commercial, Low Medium II Residential, and Low Residential. 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. According to the Environmental Assessment Form prepared by the Applicant, there are 12 trees on-site (zero protected trees) and four trees off-site. The project application proposes no removal of on-site or off-site trees. However, as explained in the project description, the applicant will be required to improve the right-of-way. Prior to any work on the right-of-way, the applicant will be required to obtain

approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, regulations regarding 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. The Transportation Study Assessment prepared by LADOT, dated August 5, 2024, concluded the project will result in a net trip increase of 45 trips. Therefore, the project will not have any significant impacts to traffic or transportation. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the expansion of an existing private high 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 3.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Section 15303, Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Liquefaction zone and is approximately 4.9 km away from the Hollywood Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. 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 5,594 addition to an existing private high school building for a total building area of 10,704 square feet in an area zoned and designated for such development. All adjacent lots are developed with one-story strip malls that contain retail, restaurant, and other commercial uses, two-story multi-family dwellings, and one- to two-story single-family dwellings, and the subject site is of a similar size and slope to nearby properties. The height is proposed to be three stories, whereas the surrounding area is characterized by one- to two-story commercial and residential uses, however, the multi-family dwellings adjacent to subject site are a similar height to the proposed project. The project proposes a Floor Area Ratio (FAR) of 1.2:1 on a site that is permitted to have a maximum FAR of 1.5:1. Therefore, the project size is not unusual for the vicinity of the subject site, and is similar in scope to other existing Neighborhood Office Commercial uses 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 project site is approximately 12 miles from the Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to 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

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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.