III. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR

The following corrections and additions are set forth to update the Temple Israel of Hollywood Enhancement Project Draft Environmental Impact Report (EIR) in response to the comments received during and after the public review period, as well as City staff directed changes. Changes to the Draft EIR are listed by the corresponding Draft EIR Section, subsection, if applicable, and then page number. Additions and corrections to the Draft EIR are provided in underline and strikeout text, (as shown) to indicate deletions and additions to the Draft EIR, respectively.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Aesthetics

1. Page I-8, modify the mitigation measure as follows:

B-2. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type and conditions of all existing trees on the project site shall be submitted to the decision maker Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be identified in accordance with the current Street Tree Division standards.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Cultural Resources

2. Page I-16, modify the mitigation measure as follows:

D-1. The proposed project shall conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. In order to ensure the proposed project conforms, a qualified historic preservation consultant shall monitor the proposed project and submit a report to the Office of Historic Resources at the Los Angeles Department of City Planning. In the event that interior or exterior modifications to the sanctuary building are proposed in the future, the project applicant shall retain a qualified historic preservation consultant to evaluate the proposed modifications against the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. This evaluation shall also address whether the proposed modifications would demolish or materially alter in an adverse manner those physical characteristics of the sanctuary building that justify its eligibility for inclusion in the California Register. The consultant shall prepare a report for review and approval by the Office of Historic Resources, Department of City Planning. If adverse effects are identified, changes to the proposed building modifications shall be required, to the satisfaction of the Office of Historic Resources, that ensure that the proposed modifications do not demolish or materially alter in an adverse manner those physical characteristics of the sanctuary building that justify its eligibility for inclusion in the California Register.
I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Cultural Resources

3. Page I-17, modify the paragraph as follows:

The design schematics for the proposed new construction on the project site indicate the new buildings would be modern in style, and the massing would be boxy and horizontally oriented. A relatively low collection of buildings in a modern style would be easily differentiated from the older sanctuary building, and the new buildings would be complementary to the sanctuary in height and scale. Therefore, the related new construction of the proposed project would adhere to applicable Standards, and would not impact the sanctuary building.

The vast majority of the proposed project would have no direct or indirect impacts on the sanctuary building, which is the only historic resource on the project site. However, the proposed interior alterations in Phase III have the potential to impact the sanctuary building. Therefore, a mitigation measure is required to ensure the sanctuary building remains eligible for listing in the National and California Register. With the implementation of the mitigation measure included below, impacts to the historic resource would be mitigated to a less than a significant level.

The proposed new buildings would be multiple stories; however the new buildings would be built into the downward slope to the south of the project site. The stories built below the grade of Hollywood Boulevard would be considered subterranean relative to the grade of the sanctuary building. The height of the new construction above the grade of Hollywood Boulevard would be approximately two stories, comparable to the height of the existing sanctuary and administration buildings. The design schematics for the proposed new construction on the project site indicate the new buildings would be modern in style, and the massing would be boxy and horizontally oriented. A relatively low collection of buildings in a modern style would be easily differentiated from the older sanctuary building, and the new buildings would be complementary to the sanctuary in height and scale. Therefore, the related new construction of the Proposed Project would adhere to applicable Standards, and impacts of new construction on the sanctuary building would be less than significant.

The vast majority of the Proposed Project would have no direct or indirect impacts on the sanctuary building, which is the only historic resource on the project site. However, interior and exterior alterations that may be proposed in the future would have the potential to impact the sanctuary building if they would demolish or materially alter in an adverse manner those physical characteristics of the sanctuary building that justify its eligibility for inclusion in the California Register. Because these modifications are not and cannot be known at this time, a mitigation measure with performance standards is required to provide for evaluation of any such proposed modifications at the time they are proposed.

4. Page I-23, modify the mitigation measure as follows:
Prior to demolition activities, an investigation of ACM materials shall be conducted and identified ACM materials shall be abated in accordance with City, AQMD and State regulations.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Land Use and Planning

5. Page I-26, modify the paragraph as follows:

The Proposed Project would be consistent with policies set forth in Chapter 3, Growth Management, of the Regional Comprehensive Plan and Guide (RCPG) as it would maximize an existing urbanized area that is accessible to transit. The Proposed Project would be generally consistent with goals, objectives, and policies set forth in the RCPG, as it would be generally consistent with the applicable land use policies. Therefore, impacts would be less than significant.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Land Use and Planning

6. Page I-27, modify the paragraph as follows:

The project site is located in Height District 1, which allows for unlimited height in the R5 zone and limits the height to 45 feet in the R3 zone. The Proposed Project would require approval of an increase in height to 65 feet (including mechanical equipment and solar panels) in lieu of the 45 feet permitted in the R3-1 zoned portion of the project site. The Proposed Project would also require several other discretionary approvals, including but not limited to: encroachments into the building line area located along the R3-1 zoned portions of the Martel Avenue street frontage; encroachments into the 15-foot front yard area along the Martel Avenue street frontage, as required in the [Q] R5-1 zone; encroachments into the 10-foot side yard areas along the southerly property lines, as required in the R3-1 and [Q] R5-1 zones; an increase in height for the stairs encroaching in the easterly side yard to reach a maximum height of 26 feet, in lieu of the eight foot high structures allowed; permission to erect a 37-foot long, eight-foot high masonry wall in the [Q] R5-1 zoned portion of the front yard along the Martel Avenue street frontage and a 60’-10” long, eight-foot high masonry wall in the [Q]R5-1 zoned portion of the front yard along the Fuller Avenue street frontage (to replace the existing masonry wall located along Fuller Avenue approved by Case No. ZA-1992-1273-ZV, which is to be demolished) in lieu of the 3.5 foot high wall permitted; permission to utilize the R3-1 zone for the proposed parking structures that would serve the uses in the R5-1 zone and to allow vehicular and pedestrian circulation between the two zones. With approval of the above-listed discretionary requests, project impacts with respect to zoning would be less than significant.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Noise

7. Page I-29, modify the mitigation measure as follows:

H-6. Barriers such as plywood structures or flexible sound control curtains shall be erected around the
Proposed Project to minimize the amount of noise on the surrounding off-site multi-family residential uses and the existing on-site Briskin Building to the maximum extent feasible during construction. **To the extent feasible, these barriers shall be erected high enough to break the line-of-sight between the noise source and the noise-sensitive receptors.**

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Noise

8. Page I-31, modify the mitigation measures as follows:

H-12. The **To the extent feasible** operation of jackhammers shall be prohibited within 25 feet of the existing off-site multi-family residential buildings surrounding the project site boundary during Project construction.

H-13. The **To the extent feasible** operation of jackhammers shall be prohibited within 20 feet of the existing on-site Briskin Building during Project construction.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Noise

9. Page I-31, modify the mitigation measures as follows:

H-15. All exterior windows associated with the proposed school and sanctuary uses at the project site shall be constructed with double-pane glass, **and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.** The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

I. Introduction/Summary, Table I-1, Summary of Environmental Impacts and Mitigation Measures, Traffic and Transportation

10. Page I-37, modify the paragraphs as follows:

As part of the construction, a haul route request will be filed for approval by the City of Los Angeles. In order to maintain minimal interference with on street traffic movement, the Proposed Project will not conduct construction activities that impede into the roadway during peak travel times and school operations. Any construction activities during this time period will be conducted on-site only. Construction activities will be conducted on-site to the greatest extent feasible. However, it is likely that some construction activity will encroach on the adjacent roadways. As such, a traffic lane requirement plan will be requested from the LADOT, as necessary. With approval of a haul route and traffic lane requirement plan, construction-related traffic impacts would be less than significant.
The project is expected to generate 294 net daily trips, including 79 AM peak trips (48 inbound, 34 outbound) and 62 PM peak hour of generator trips (26 inbound, 36 outbound), and 29 PM peak trip (9 inbound, 20 outbound). The PM Peak Hour of Generator is the peak traffic generated by the school which is earlier than the typical street PM Peak Hour of traffic as to reflect more typical school dismissal times. The PM Peak is the afternoon/evening peak street conditions.

Future (2010) baseline traffic volumes for the Without Project condition were determined by combining area ambient traffic growth with the total related projects traffic volumes. The project volumes were then combined with the Future (2010) Without Project traffic volumes to develop the Future (2010) With Project volumes, which were used to determine traffic impacts directly attributable to the project.

According to the LADOT traffic impact standards, a traffic impact is considered significant if the related increase in the CMA value equals or exceeds the established thresholds. For the Future (2010) Without Project condition, it is estimated that eight of the study intersections will continue to have good levels of service (LOS A through LOS C) during both peak hours. For the With Project condition, seven of the study intersections will continue to operate at LOS A through LOS C during both peak hours, while an additional two intersections are forecast to operate at LOS D or better during one or both peak hours. The remaining two study intersections are expected to operate at LOS E or F during one or both peak hours.

As shown in Table IV.I-9, none of the study intersections are impacted by the project traffic volume using the significant impact criteria established by the LADOT. It should be noted that the impact analysis does not consider any changes to the intersections as may be required of other projects in the vicinity.

II. Project Description, Discretionary Actions

11. Page II -20, modify the paragraph as follows:

The Proposed Project would require approval of discretionary actions by the City of Los Angeles, which may include the following:

- A Conditional Use Permit: Pursuant to L.A.M.C. Section 12.24.U.24, a Conditional Use to permit the continued operation and expansion of a private school (nursery and day school) with more than 20 children in the R3-1 zone as an accessory use to the existing, deemed-to-be-approved synagogue/sanctuary and school located in the [Q]R5-1 and R3-1 zone.

- A Conditional Use Permit: Pursuant to L.A.M.C. Section 12.24.W.9, a Conditional Use to permit the continued use of an existing, deemed-to-be-approved synagogue/sanctuary and school in the [Q]R5-1 zone, with portions of the existing school in the R3-1 zone, the proposed addition of a Chapel and school uses in the [Q]R5-1 zone, and the proposed expansion of accessory school uses (including a ministry services’ office and parking structures) in the R3-1 zone.

- A Conditional Use Permit: Pursuant to L.A.M.C. Section 12.24.F., the following requests in conjunction with the requested Conditional Use:
- An increase in height in the R3-1 zoned portion of the site to 65 feet (maximum height includes mechanical equipment and solar panels) in lieu of the 45 feet permitted under L.A.M.C. Section 12.21.1 and the 57 feet permitted under L.A.M.C. Section 12.21.1.B.2.

- Encroachments into the Building Line area located along the R3-1 zoned portion of the Martel Avenue street frontage (established by Ordinance No. 104,625), prior to the potential 5-foot future street dedication, as follows:
  - a 10'-0" high cantilevered portion of the building encroaching 2'-6" at the third floor,
  - a 14-foot high security booth encroaching a maximum of 10 feet,
  - stairways with a maximum height of 18 feet encroaching a maximum of 5'-6",
  - a balcony encroaching 2'-6" at the second floor,
  - a 32' long cantilevered solar shade screen projecting 2'-6" at the 2nd and 3rd floor levels, and
  - stairways with a maximum height of 27 feet encroaching a maximum of 5'-6",
  - a 10'-0" high cantilevered portion of the building encroaching 2'-6" at the third floor,
  - a portion of the building encroaching 2'-6" at the roof level,
  - a concrete planter (as part of a storm water retention tank), with a lineal distance of 50’ and a maximum height of 5’, encroaching 10’ at the ground floor level.

- Encroachments into the 15-foot front yard area along the Martel Avenue street frontage, as required in the [Q]R5-1 Zone under L.A.M.C. Section 12.12.C.1, as follows:
  - a 10'-0" high cantilevered portion of the building encroaching 2'-6" at the third floor,
  - an 11'-6" high cantilevered portion of the building encroaching 2'-6" at the second floor.
  - stairways connecting the 2nd and 3rd levels with a maximum height of 27 feet encroaching a maximum of 5'-6".

- Encroachments into the 10-foot side yard areas, along the southerly property lines, as required in the R3-1 and [Q]R5-1 zones under L.A.M.C. Sections 12.10.C.2, 12.12.C.2 and 12.21.C.3(b), as follows:
  - stairs encroaching 4 feet, with a maximum height of 26 feet,
  - a portion of the proposed chapel encroaching 4 feet at the 2nd floor (approximately 12.5 feet above grade) and sloping back at a minimum of 5 degrees,
An increase in height for the stairs encroaching in the southerly side yard, as listed above, to reach a maximum height of 26 feet, in lieu of the 8 foot high structures allowed in side yards under L.A.M.C. Section 12.21.C.1(g) and 12.22.C.20 (f).

Encroachments of over-in-height walls in the front yards in the [Q]R5-1 zoned portion of the site, in lieu of the 3½ foot high walls permitted under L.A.M.C. Section 12.21.C.1(g) and 12.22.C.20 (f), as follows:

- an 8-foot high masonry wall with a lineal distance of 37-27 feet along the Martel Avenue street frontage, to match the existing 8-foot high over-in-height masonry wall (approved by Case No. ZA-1992-833-F),

- an 8-foot high masonry wall with a lineal distance of 60’-10” along the Fuller Avenue street frontage (to replace the existing masonry wall located along Fuller Avenue approved by Case No. ZA-1992-1273-ZV, which is to be demolished).

Permission for relief from L.A.M.C. Section 12.21.C.5(h) to utilize more restrictively zoned property (in the R3-1 Zone) for the proposed parking structures to serve the main use in the less restrictive zone ([Q]R5-1) and to allow vehicular and pedestrian circulation between the two zones.

Pursuant to various sections of the Los Angeles Municipal Code, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: demolition, haul route, excavation, shoring, grading, foundation, building improvements.

IV.A. Impacts Found To Be Less Than Significant, Utilities, Wastewater

12. Page IV.A-18, modify the tables and paragraphs as follows:

Utilities

Wastewater

The City of Los Angeles Department of Public Works and the City of Los Angeles Bureau of Sanitation provide sewer conveyance infrastructure and wastewater treatment services, respectively, to the project site. The Hyperion Treatment Plant (HTP), located directly west of the Los Angeles International Airport in Playa del Rey, provides treatment capacity for all wastewater flows generated at the project site. In December of 1998, the HTP was upgraded to provide full secondary treatment for all influent based on an average dry weather flow of 450 million gallons per day (mgd). HTP currently processes an average wastewater flow of approximately 360 mgd.

The Hyperion Service Area (HSA) encompasses approximately 328,000 acres, or approximately 515 square miles, of the greater Los Angeles area. The HSA also serves 53,000 acres outside the jurisdiction
of the City of Los Angeles on a contractual basis. The project site is currently occupied by the Temple Israel of Hollywood school, sanctuary, administrative facilities, and parking facilities.

The project site is located in an area that is served by existing wastewater infrastructure. Wastewater infrastructure in the immediate project vicinity consists of a six-inch pipe in Martel Avenue and an eight-inch pipe in Hollywood Boulevard. These lines are adjacent to the boundary of the project site. The six-inch pipe in Martel Avenue feeds into a larger ten-inch pipe also in Martel Avenue while the eight-inch pipe in Hollywood Boulevard feeds into a 12-inch line in Orange Street. Ultimately, sewage flows to the Hyperion Treatment Plant. According to the City of Los Angeles, Department of Public Works, Bureau of Sanitation, the current flow level in the 8-inch pipe in Hollywood Boulevard is approximately 100 percent which is full capacity and the current flow level for the 10-inch pipe in Martel Avenue is approximately 39 percent. At flow levels of 50 percent, the design capacity for the eight-inch pipe is approximately 229,000 gallons per day (gpd). At flow levels of 50 percent, the design capacity for the six-inch pipe is approximately 459,000 gpd.

The existing uses on the project site generate approximately 3,690 gallons per day (gpd) of wastewater (see Table IV.A-3). The Proposed Project is anticipated to generate approximately 4,322 gallons per day (gpd) of wastewater (see Table IV.A-4). This amount of wastewater represents an approximately 632 gpd net increase from the amount of wastewater currently generated on the project site.

### Table IV.A-3

Existing Uses Wastewater Generation

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Size</th>
<th>Generation Rate</th>
<th>Total Wastewater Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day Care Facilities</td>
<td>361 students</td>
<td>8 gallons/student/day&lt;sup&gt;a&lt;/sup&gt;</td>
<td>2,888 gallons/day</td>
</tr>
<tr>
<td>Sanctuary</td>
<td>16,030 square-feet</td>
<td>0.05 gallons/sf/day&lt;sup&gt;b&lt;/sup&gt;</td>
<td>802 gallons/day</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>3,690 gallons/day</strong></td>
</tr>
</tbody>
</table>

<sup>a</sup> Letter correspondence with Brent Lorscheider, Acting Division Manager, Wastewater Engineering Services Division, City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Rates Table, March 20, 2002. October 1, 2008. 
<sup>b</sup> County of Los Angeles Sanitation Districts, Wastewater Generation Factors, Table 1.
Table IV.A-4
Proposed Project Wastewater Generation

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Size</th>
<th>Generation Rate</th>
<th>Total Wastewater Generated</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Day Care Facilities</td>
<td>440-478 students</td>
<td>8 gallons/student/day</td>
<td>3,520-3,824 gallons/day</td>
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<tr>
<td>Staff Lounge</td>
<td>730 square feet</td>
<td>0.08 gallons/sf/day</td>
<td>59 gallons/day</td>
</tr>
<tr>
<td>Pantry</td>
<td>580 square feet</td>
<td>0.08 gallons/sf/day</td>
<td>47 gallons/day</td>
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<tr>
<td>Storage</td>
<td>520 square feet</td>
<td>0.02 gallons/sf/day</td>
<td>11 gallons/day</td>
</tr>
<tr>
<td>Church/Chapel</td>
<td>478 seats</td>
<td>4 gallons/seat/day</td>
<td>1,912 gallons/day</td>
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<tr>
<td>Sanctuary/Library</td>
<td>16,030-2,000 square feet</td>
<td>0.08 gallons/sf/day</td>
<td>802-184 gallons/day</td>
</tr>
<tr>
<td>Proposed Project Total</td>
<td></td>
<td></td>
<td>4,322-6,037 gallons/day</td>
</tr>
<tr>
<td>Existing Uses Total</td>
<td></td>
<td></td>
<td>3,600-2,888 gallons/day</td>
</tr>
<tr>
<td>Net Total Increase</td>
<td></td>
<td></td>
<td>632-3,149 gallons/day</td>
</tr>
</tbody>
</table>

Source: Letter correspondence with Brent Lorscheider, Acting Division Manager, Wastewater Engineering Services Division, City of Los Angeles Department of Public Works, Bureau of Sanitation, October 1, 2008.

According to the City of Los Angeles Department of Public Works, Bureau of Sanitation, and based on the estimated flows above, the amount of wastewater anticipated to be generated by the Proposed Project is likely to be served by the six-inch pipe in the existing sewer system.5

The Hyperion Treatment Plant currently has excess treatment capacity of approximately 90 million gallons per day. The Proposed Project would contribute approximately 3,149 gallons per day of additional wastewater to be treated. This represents 0.0000070.003 percent of the remaining capacity at HTP. As HTP has sufficient capacity to accommodate the additional wastewater flows from the Proposed Project, impacts on wastewater treatment capacity would be less than significant.

IV.B Aesthetics, Project Impacts, Scenic Resources

13. Page IV.B-11, modify the paragraph as follows:

As stated above, the project site is located in a developed urban area of the Hollywood community. No scenic views currently exist on or are available from the project site, however, as previously discussed, the sanctuary building is considered an historic resource. The sanctuary building would be retained with project development and the only changes to the façade include the following: no changes to the building’s façades are proposed—existing windows will be in-filled and new windows (probably reuse the existing windows) added on the south façade to work with the proposed chapel. The new chapel will

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5 Letter correspondence with Adel Hagekhalil, Brent Lorscheider, Acting Division Manager, Wastewater Engineering Services Division, City of Los Angeles Department of Public Works, Bureau of Sanitation, August 23, 2006, October 1, 2008.
have structure that connects to the south façade of the sanctuary, and there will be a new door added to the west façade of the sanctuary both for exiting purposes, and for better connection to the courtyard when the sanctuary is upgraded.

IV.B Aesthetics, Mitigation Measures

14. Page IV.B-16, modify the mitigation measure as follows:

B-2. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type and conditions of all existing trees on the project site shall be submitted to the decision maker Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be identified in accordance with the current Street Tree Division standards.

IV.C Air Quality, Project Impacts, Construction Impacts

15. Page IV.C-31, modify the paragraph as follows:

The Proposed Project involves the demolition of the existing Weisz Building and the construction of a new three-story parking structure on the southern portion of the site. In addition, the Proposed Project would remodel and expand the existing two-story parking structure at the project site to incorporate additional classrooms and administrative facilities. Additional new school facilities including pre-school and specialty classrooms, a library, administration rooms, reception desk, teen center, and a chapel would be constructed in the former space occupied by the Weisz Building. Furthermore, the existing facilities within the Briskin Building would also be remodeled and upgraded along with the development of new facilities.

IV.D Cultural Resources, 1. Historic Resources, Project Impacts, Direct Impacts on the Historic Resources

16. Page IV.D-11, modify the paragraph as follows:

At this time, no specific interior or exterior alterations to the sanctuary building have been identified. Moreover, proposed alterations are likely to evolve as various phases of the Proposed Project are implemented. Additions to historic buildings are addressed in Secretary of the Interior Standards 9 and 10, which provide guidelines for the materials, style, size, scale, and massing. Potential future interior or exterior modifications to the sanctuary building that fully conform to the Standards would represent a less than significant impact on the historic resource in accordance with CEQA Guidelines Section 15064.5(b)(3). Even if not in full conformance with the Standards, potential future interior and exterior modifications to the sanctuary building that do not demolish or materially alter in an adverse manner those physical characteristics of the building that justify its eligibility for inclusion in the California Register (CEQA Guidelines Section 15064.5(b)(2)(A)) would represent a less than significant impact on historic resources.
IV.F Hazards and Hazardous Materials, Mitigation Measures

17. Page IV.F-8, modify the mitigation measure as follows:

F-1. Prior to demolition activities, an investigation of ACM materials shall be conducted and identified ACM materials shall be abated in accordance with City, AQMD and State regulations.


18. Page IV.G-17, modify the paragraph as follows:

The Proposed Project would be inconsistent with a number of setback yard and building line requirements in the LAMC pursuant to zones R5 and R3. Therefore, the Proposed Project would require several discretionary approvals, including but not limited to:

- A Conditional Use Permit: Pursuant to LAMC Section 12.24.W.9 to permit the continued use of an existing, deemed-to-be-approved synagogue/sanctuary and school in the [Q]R5-1 zone, with portions of the existing school in the R3-1 zone, the proposed addition of a Chapel and school uses in the [Q]R5-1 zone, and the proposed expansion of accessory school uses (including ministry services’ office, and parking structures) in the R3-1 zone.

- A Conditional Use Permit: Pursuant to LAMC Section 12.24.U.24 to permit the continued operation and expansion of a private school (nursery and day school) with more than 20 children in the R3-1 zone as an accessory use to the existing, deemed-to-be-approved synagogue/sanctuary and school located in the [Q]R5-1 and R3-1 zone.

- A Conditional Use Permit: Pursuant to LAMC Section 12.24.F for the following requests in conjunction with the requested Conditional Use:
  - An increase in height in the R3-1 zoned portion of the site to 65 feet (maximum height includes mechanical equipment and solar panels) in lieu of the 45 feet permitted under L.A.M.C. Section 12.21.1 and the 57 feet permitted under L.A.M.C. Section 12.21.1.B.2.
  - Encroachments into the building line located along R3-1 zoned portions of the Martel Avenue street frontage (established by Ordinance No. 104,625), prior to the potential five-foot future street dedication, as follows:
    - A 14-foot high security booth encroaching a maximum of ten feet,
    - Stairways with a maximum height of 27 feet encroaching a maximum of 5’-6”,
    - A balcony encroaching 2’-6” at the second floor,
    - A 32’ long cantilevered solar shade screen projecting 2’-6” at the 2nd and 3rd floor levels, and
- A concrete planter (as part of a storm water retention tank), with a lineal distance of 50’ and a maximum height of 5’, encroaching 10’ at the ground floor level.

- A 10’-0” high cantilevered portion of the building encroaching 2’-6” at the third floor, and

- A portion of the building encroaching 2’-6”.

  o Encroachments into the 15-foot front yard area along Martel Avenue street frontage, as required in the [Q]R5-1 Zone under L.A.M.C. Section 12.12.C.1, as follows:

    - A 10’-0” high cantilevered portion of the building encroaching 2’-6” at the third floor,

    - An 11’-6” high cantilevered portion of the building encroaching 2’-6” at the second floor, and

    - Stairways connecting the 2nd and 3rd levels with a maximum height of 27 feet encroaching a maximum of 5’6”.

  o Encroachments into the ten-foot side yard areas along the southerly property lines, as required in the R3-1 and [Q]R5-1 zones under L.A.M.C. Sections 12.10.C.2, 12.12.C.2 and 12.21.C.3(b), as follows:

    - Stairs encroaching 4 feet, and

    - A portion of the proposed chapel encroaching four feet at the second floor (approximately 12.5 feet above grade) and sloping back at a minimum of five degrees.

  o An increase in height for the stairs encroaching in the southerly side yard, as listed above, to reach a maximum height of 26 feet, in lieu of the eight foot high structures allowed in side yards under L.A.M.C. Section 12.21.C.1(g) and 12.22.C.20 (f).

  o Encroachments of over-in-height walls in the front yards in the [Q]R5-1 zoned portion of the site, in lieu of the 3.5 foot high wall permitted, under L.A.M.C. Section 12.21.C.1(g) and 12.22.C.20 (f), as follows:

    - An eight-foot high masonry wall with a lineal distance of 37-27 feet along the Martel Avenue street frontage, to match the existing eight-foot high over-in-height masonry wall (approved by Case No. ZA-1992-833-F), and

    - To erect an eight-foot high masonry wall with a lineal distance of 60’-10” along the Fuller Avenue street frontage (to replace the existing masonry wall located along Fuller Avenue approved by Case No. ZA-1992-1273-ZV, which is to be demolished).
Permission for relief from LAMC Section 12.21.C.5(h) to utilize more restrictively zoned property (in the R3-1 Zone) for the proposed parking structures to serve the main use in the less restrictive zone (Q|R5-1) and to allow vehicular and pedestrian circulation between the two zones.6

With approval of the above-listed discretionary requests, project impacts with respect to zoning would be less than significant.

IV.H Noise, Mitigation Measures, Construction

19. Page IV.H-34, modify the mitigation measure as follows:

H-4. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drills, and jackhammers, and pile drivers.

IV.H Noise, Mitigation Measures, Construction

20. Page IV.H-35, modify the mitigation measure as follows:

H-12. The operation of jackhammers shall be prohibited within 25 feet of the existing off-site multi-family residential buildings surrounding the project site boundary during Project construction.

H-13. The operation of jackhammers shall be prohibited within 20 feet of the existing on-site Briskin Building during Project construction.

IV.H Noise, Mitigation Measures, Operation

21. Page IV.H-35, modify the mitigation measure as follows:

H-14. All exterior windows associated with the proposed school and new uses that require quiet interior noise levels at the project site shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

6 Case No. ZA 96-0778(ZAI) – “The approval of a parking lot or structure in a more restrictive zone than the adjoining use it serves does not also require a variance from Section 12.21-C.5(h) of the LAMC.”
IV.H Noise, Mitigation Measures, Operation

22. Page IV.H-35, modify the mitigation measure as follows:

H-15. All exterior windows associated with the proposed school and new uses that require quiet interior noise levels at the project site shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.