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AND
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VAN NUYS, CA 91401

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May 14, 2008
NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2008-1799-EIR

PROJECT NAME: YULA Boy's High School

PROJECT LOCATION/ADDRESS: 9760 West Pico Boulevard

COMMUNITY PLANNING AREA: West Los Angeles

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: June 13, 2008

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

PROJECT DESCRIPTION: The site is a total of approximately 59,300 square feet that currently is developed with a two-story building approximately 32,200 square feet in size. The project proposes a total of approximately 42,200 square feet of facilities (without the 7,153 square feet of West Wing facilities). Approximately 17,122 of the project's total square footage will be new construction. The project implements the build-out of the campus substantially as authorized by the governing Conditional Use Permit issued in 1999 (Case Number ZA 99-0279(CUZ)(ZV), the "1999 CUP"), (and accompanying Mitigated Negative Declaration, MND-99-0151), while requesting amendments to specific permit conditions. The project also proposes a reduction of the existing site by eliminating approximately 7,153 square feet on the second and third floors of the project site known as the "West Wing." The West Wing will be the subject of separate applications filed by the Simon Wiesenthal Center.

The 1999 CUP envisioned a maximum of 450 students (30 YOLA University students, 250 high school students and 170 JSI students). Currently, there are approximately 226 students enrolled in JSI/YOLA programs at the project site. The applicant is proposing to reduce permitted YOLA University/JSI students from 200 to 100, while increasing permitted high school enrollment from 250 to 350. The applicant also requests amendments to specific operating conditions in order to provide reasonable flexibility for the completion of the high school and the activities conducted and envisioned to be conducted at its completed campus. The requested amendments to enrollment composition and operating conditions will possibly give rise to an increase in daytime high school activities, as well as a potential increase in evening activities. The specific

high school activities, as well as a potential increase in evening activities. The specific amendments requested, and potential environmental impacts associated with the amendments, will be addressed in the EIR.

The project Applicant is requesting the following discretionary approvals as part of the proposed project: Site Plan Review Findings pursuant to LAMC Section 16.05-E; Conditional Use Permit/Modification; Site Reduction; and Haul route(s) approval, as necessary. Potentially, and as deemed necessary, additional entitlements may be requested in-lieu-of or in addition to the entitlements listed above.

PROJECT LOCATION: The project site is located at 9760 Pico Boulevard on the southwest corner of Pico Boulevard and Castello Avenue in the West Los Angeles community. The approximately 1.4-acre rectangular-shaped project site corresponds with Assessor Parcel Number (APN) 4307004008. The Santa Monica Freeway (I-10) is located approximately 2.0 miles south of the project site, and the San Diego Freeway (I-405) is located approximately 2.5 miles west of the project site.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Potential impacts that will be analyzed in the EIR include Air Quality, Noise, Land Use, Aesthetics, Public Services (Fire and Police Services), and Transportation/Traffic. While the project might have utilized a subsequent MND to analyze potential new impacts arising from the applicant's requested changes to the 1999 CUP, the applicant has volunteered to process a Draft Supplemental EIR (instead of a Subsequent MND) that will analyze the potential impacts of the construction proposed to complete the campus, the requested redistribution of permitted enrollment, and the proposed amendments to the operating conditions.

An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Environmental Review Section welcomes all comments regarding environmental impacts of the Project. **Written comments** must be submitted to this office by **June 13, 2008.**

Please direct your comments to:

Diana Kitching
Department of City Planning
Environmental Review Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

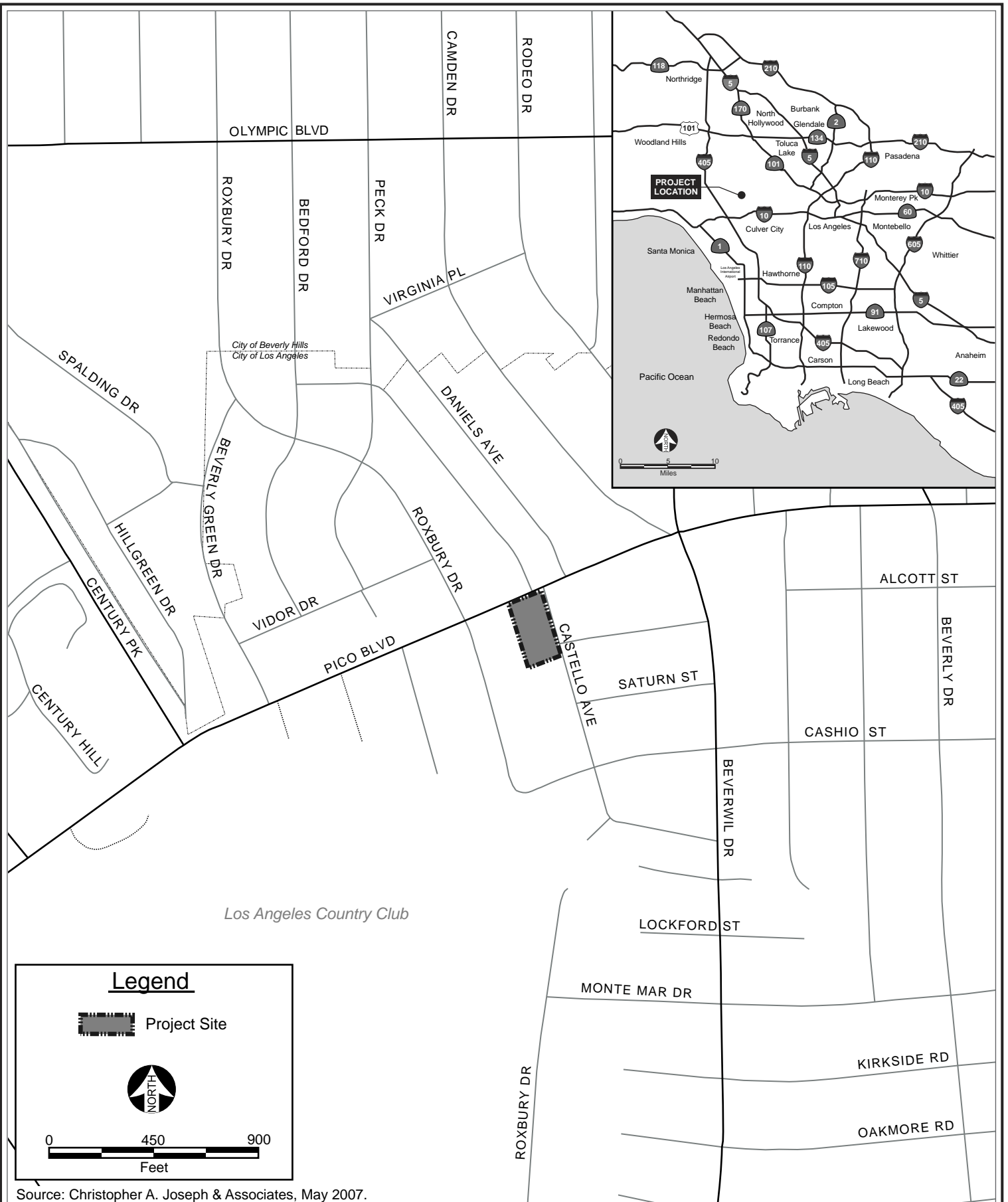
Email: Diana.Kitching@lacity.org
Fax: (213) 978-1343
Phone: (213) 978-1351

S. Gail Goldberg, AICP
Director





Diana Kitching
Environmental Review Coordinator

Enclosures



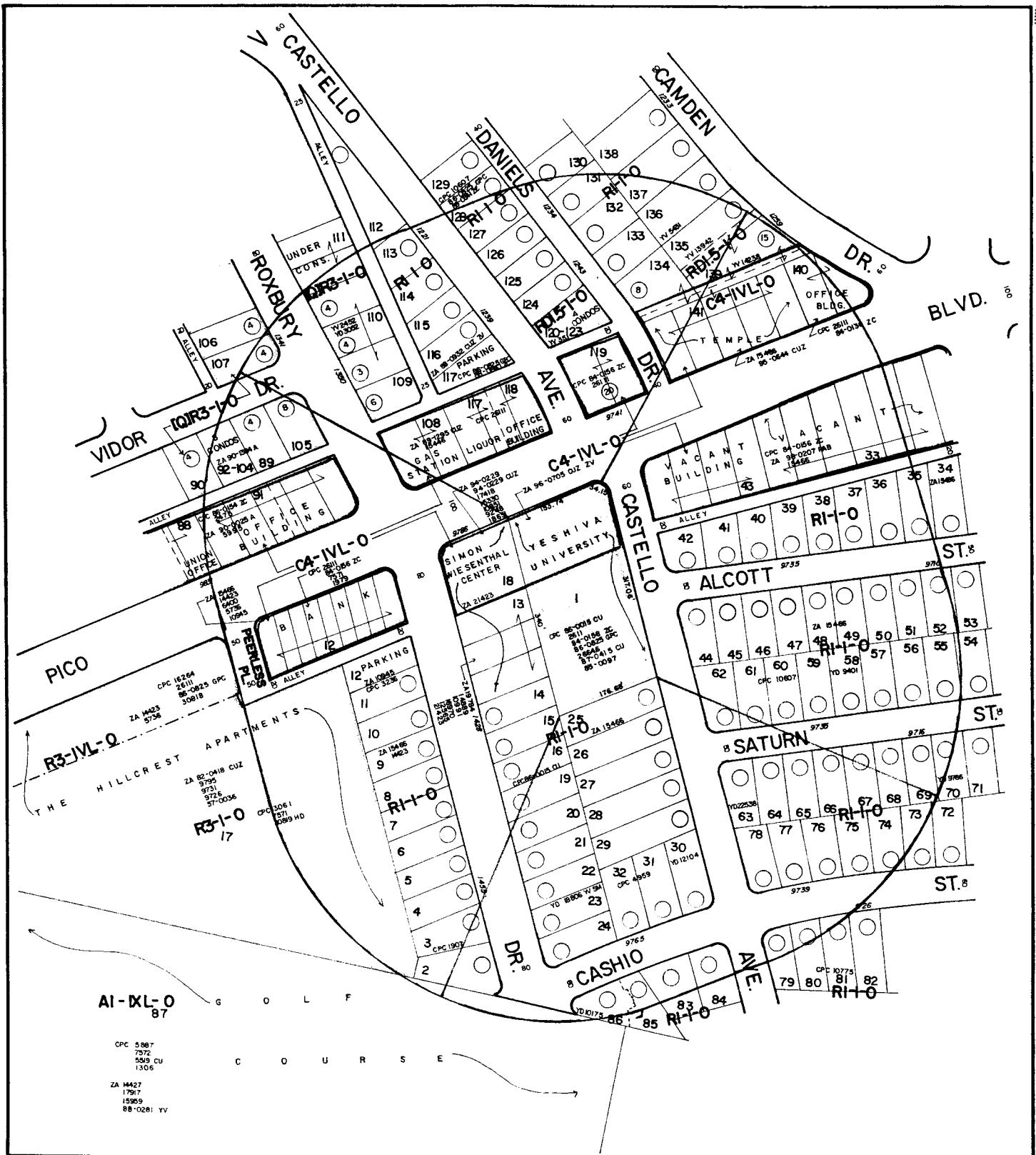
Legend

 Project Site

 NORTH

0 450 900
Feet

Source: Christopher A. Joseph & Associates, May 2007.



CONDITIONAL USE



Quality Mapping Service
Zoning Consultants

14549 Archwood St, Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351

DRAWN BY CARLOS C.

THOMAS BROTHERS

Page: 632 Grid F4
G4

LEGAL

LOT 1

TRACT 14462
M.B. 299-31 32

CONTACT CHRISTOPHER A. JOSEPH

CD - 5

C.T. 2690.00
2691.00

PA 327-WEST
LOS ANGELES

USES: FIELD

CASE NO.:

SCALE: 1" = 100'

D.M.: I29 B165

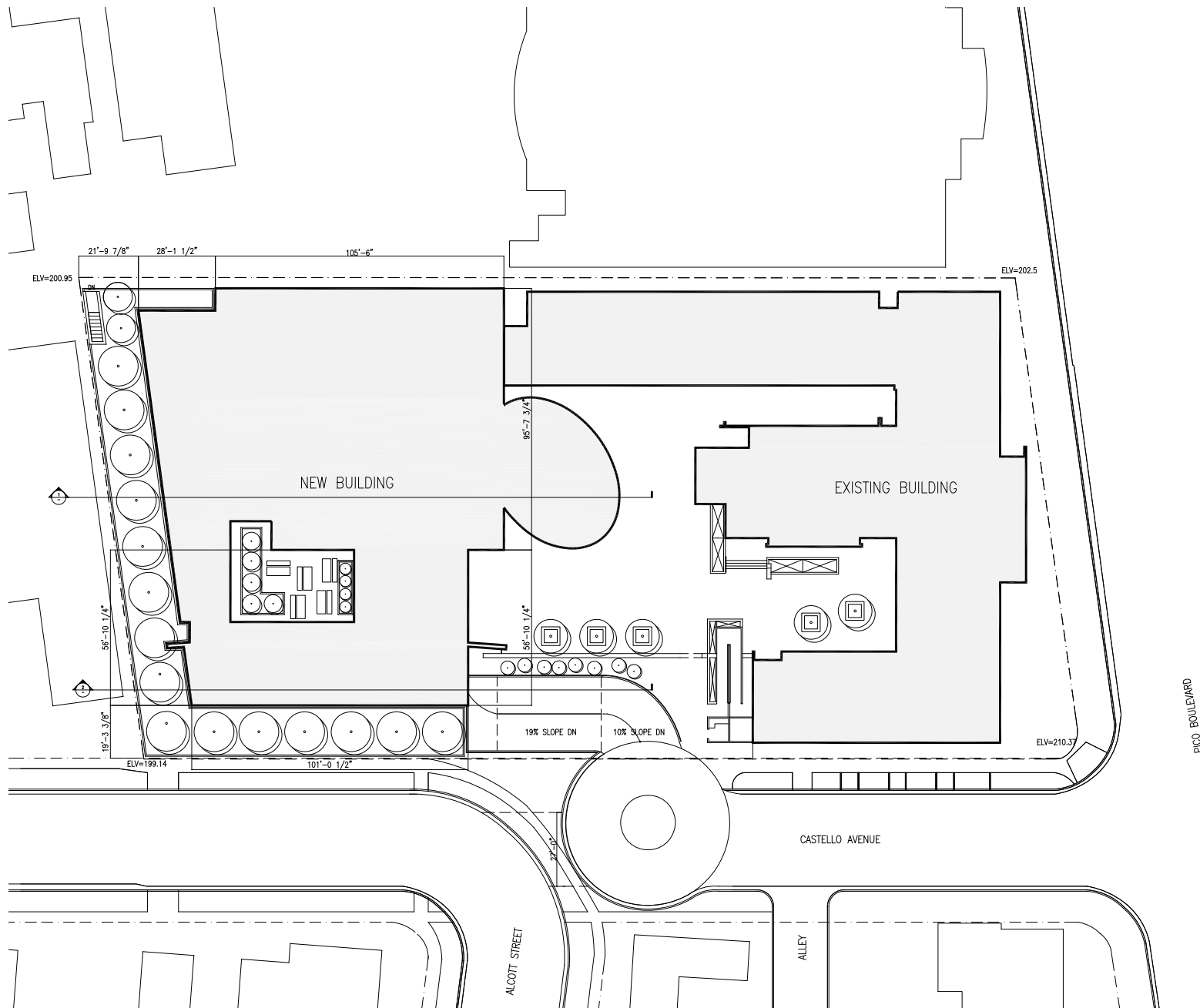
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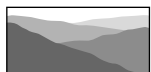
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NORTH

07-304
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Source: Gruen Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure C
Site Plan