

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-2024-4459-CU3-M1 / Modification of Entitlement

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-4460-CE
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PROJECT TITLE Westside Neighborhood School	COUNCIL DISTRICT CD 11 - Park
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
5340 South Alla Road (5344, 5340, and 5330 South Alla Road; 12901, 12965, 12975, 12985, and 12995 West Coral Tree Place; 5305, 5361, and 5381 South Beethoven Street)

PROJECT DESCRIPTION: Additional page(s) attached.
The Project proposes the relocation of the Developmental Kindergarten (DK) through 8th grade school uses of the Westside Neighborhood School (currently located at 5400 and 5401 South Beethoven Street) to an existing two-story office building located at 5340 South Alla Road. The private school will occupy approximately 132,392 square-feet of the office building. Interior improvements will be made to the existing office building to accommodate the new classrooms, administrative offices, and other school spaces. Portions of the existing surface parking lots will be converted into landscaping and play areas for students.

NAME OF APPLICANT / OWNER:
Brad Zacuto (A)

CONTACT PERSON (If different from Applicant/Owner above) Kathleen Hill, Alston & Bird	(AREA CODE) TELEPHONE NUMBER (213)576-1056	EXT.
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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 3)
CEQA Guideline Section(s) / Class(es) CEQA Guidelines Sections 15301 and 15303 / Class 1 and 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

The project is exempt because it involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing two-story office building for school uses (Class 1) and it involves the construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area nor does the subject site contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most lots are developed with multi-family and commercial structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Palms – Mar Vista – Del Rey Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.


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

David Woon 

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Modification of Entitlement

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**