

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Gindi Maimonides Academy Campus Improvements Project

Lead Agency: City of West Hollywood

Contact Person (Name and Title): Roger Rath, Associate Planner

Mailing Address: 8300 Santa Monica Blvd.

Phone and Email: (323) 848-6425; rrath@weho.org

City: West Hollywood

Zip: 90069

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: West Hollywood

Cross Streets: Beverly Place and Westbourne Drive; Beverly Place and Huntley Drive

Zip Code: 90069

Longitude/Latitude (degrees, minutes and seconds)*: 34 ° 04 ' 36.63 " N / 118 ° 22 ' 39.51 " W Total Acres: 1.25

Assessor's Parcel No.: 4337-012-041; 4337-015-026; 4337-015-049; 4337-015-050 Section: N/A Twp.: 1 South Range: 14 West Base: San Bernardino Meridian

Within 2 Miles: State Hwy #: State Route 2

Waterways: None

Airports: None

Railways: Metro D Line

Schools: LAUSD and private schools

* Required field

Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☐ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☒ Specific Plan

☒ Rezone

☐ Annexation

☒ General Plan Amendment

☐ Master Plan

☐ Prezone

☒ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other:

Development Type:

☐ Residential: Units* _____ Acres* _____

☐ Office: Sq.ft.* _____ Acres* _____

Employees* _____

☐ Transportation: Type* _____

☐ Commercial: Sq.ft.* _____ Acres* _____

Employees* _____

☐ Mining: Mineral* _____

☐ Industrial: Sq.ft.* _____ Acres* _____

Employees* _____

☐ Power: Type* _____ MW* _____

☒ Educational: Demolition and redevelopment of the site for improvements

☐ Waste Treatment: Type* _____ MGD* _____

☐ Recreational: _____

☐ Hazardous Waste: Type* _____

☐ Water Facilities: Type* _____ MGD* _____

☐ Other: _____

* Required field based on Development Type selected

Project Issues Discussed in Document:

☒ Aesthetics

☒ Energy

☒ Mandatory Findings of Significance

☒ Solid Waste

☒ Agriculture and Forestry

☐ Fiscal Impacts

☒ Mineral Resources

☒ Transportation

☒ Air Quality

☒ Flood Plain/Flooding

☒ Noise

☒ Tribal Cultural Resources

☒ Biological Resources

☒ Geology/Soils

☒ Population/Housing

☒ Utilities/Service Systems

☐ Coastal Zone

☒ Greenhouse Gas Emissions

☒ Public Services

☒ Vegetation

☒ Cultural Resources

☒ Growth Inducement

☒ Recreation

☒ Wetland/Riparian

☒ Cumulative Effects

☒ Hazards/Hazardous Materials

☒ Schools/Universities

☒ Wildfire

☐ Drainage/Absorption

☒ Hydrology/Water Quality

☐ Septic System

☐ Other:

☐ Economic/Jobs

☒ Land Use/Planning

☒ Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

Commercial, Neighborhood 1 (CN1); Two-Unit Low Density (R1B)

Project Description: (please use a separate page if necessary)

The Gindi Maimonides Academy (GMA) is a private school located in the City of West Hollywood and City of Los Angeles. The proposed project would improve the portion of the GMA campus located within West Hollywood ("project site"). The project would involve demolishing all existing improvements on the project site, totaling 16,000 square feet of building demolition and demolition of approximately 45,000 square feet of surface parking and outdoor recreational area removals. The project site would be redeveloped with a 3-story, 41,000-square foot educational building and a 2-story, 12,000-square foot indoor gymnasium. The new educational building would include a new cafeteria, classrooms, faculty and administrative rooms, and spaces for kindergarten, second-year, daycare, nursery, pre-nursery, and parent/caregiver and child programming. Both buildings would be constructed over single-level subterranean parking garages, providing a total of approximately 88 parking spaces. The project would include establishing a specific plan for the project site, as well as expanding the enrollment capacity on the project site by 146 students, for a new total of 466 students.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

☒ S Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ S Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☒ S Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ S Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ S Other: <u>California Department of Social Services</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ S Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/13/2026 Ending Date 9/14/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>DJ Moore, Paul Hastings, LLP</u>
Address: <u>225 South Lake Avenue</u>	Address: <u>1999 Avenue of the Stars, 27th Floor</u>
City/State/Zip: <u>Pasadena, California 91101</u>	City/State/Zip: <u>Century City, California 90067</u>
Contact (Name and Title): <u>Michele Finneyfrock</u>	Contact (Name and Title): <u>DJ Moore, Partner Real Estate Department</u>
Phone: <u>626-204-9823</u>	Phone: <u>310-620-5700</u>
Email: <u>mfinneyfrock@dudek.com</u>	Email: <u>djmoore@paulhastings.com</u>

Signature of Lead Agency Representative: *Roger Rath* Date: 08/06/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.