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April 28, 2008
REVISED AND RECIRCULATED
NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2007-2476-EIR

PROJECT NAME: Museum of Tolerance Project

PROJECT LOCATION/ADDRESS: 9760 and 9786 West Pico Boulevard; and
1399, 1414, 1420, 1424 Roxbury Drive

COMMUNITY PLANNING AREA: West Los Angeles

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: May 28, 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.

PURPOSE FOR RECIRCULATION: A Notice of Preparation (NOP) for this project was previously issued for a 30-day review on March 20, 2008. The purpose of recirculating the NOP is to clarify the floor area of the project to be consistent with the definition of that term in the Los Angeles Municipal Code (LAMC). The "floor area" of the proposed project is calculated based on that term's meaning in LAMC Section 12.03. The NOP circulated on March 20, 2008 did not include the floor area dedicated to hallways and corridors. The proposed project remains the same as that described in the original NOP and Initial Study, only the calculation of the floor area of the proposed project is being clarified. The NOP is being recirculated to facilitate public disclosure and participation. This revised and recirculated NOP will be re-distributed to all the public agencies, individuals, and organizations that were sent the original NOP on March 20, 2008.

The clarified project description, location, and the potential environmental effects are set forth below. The environmental file, including the Initial Study, is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The proposed project for expansion of the Museum of Tolerance, would consist of approximately 16,809 square feet of floor area, plus 1,570 square feet of usable outdoor space, and a 4,000-square-foot sculpture garden that may be enclosed or open to the sky. The proposed project would include approximately 5,800 square feet of space for the Cultural Resource Center; approximately 435 square feet of exhibit space; an

approximately 2,340-square-foot café; approximately 1,645 square feet of additional kitchen space; approximately 1,585 square feet of multi-purpose space; approximately 865 square feet of additional bookstore space; an approximately 830-square-foot waiting/preparation area; and 3,309 square feet of corridor and hallway space. If the sculpture garden is enclosed, the total floor area would be approximately 20,809 square feet, plus 2,230 square feet of usable outdoor space. The proposed project would also incorporate approximately 7,800 square feet of the adjacent building (9760 West Pico Boulevard) for exhibit and conference room space. The proposed project is seeking a change in the existing Museum operating hours, which are from 10:00 AM to 5:00 PM currently, to 7:00 AM to 12:00 AM, which would allow for additional educational programs and events.

The project Applicant is requesting the following discretionary approvals as part of the proposed project: Zone Change and Height District Change on three R1-1 zoned lots to C4-2-O; General Plan Amendment on three lots from Low Density designation to Neighborhood Commercial designation; and Variance from Transitional Height Ordinance. In addition, the following three discretionary actions requested for the adjoining YOLA school property (9760 West Pico): Plan Approval to Modify CUP; Public Benefit Project for museum use; Tract map for airspace subdivision (VTTM 66144); and any other ministerial or discretionary permits or approvals to allow for development of the project. A Zoning Administrator's Determination regarding Shared Parking at 1399 Roxbury Drive is also requested. Potentially, and as deemed necessary, additional entitlements may be requested in-lieu-of or in addition to the entitlements listed above. Such entitlements would not entail any physical or operational changes to the proposed project. The additional entitlements may include, but are not limited to: (a) a Plan Approval to extend CPC-86-015-CU and modify conditions of approval and other previous approved conditions; and (b) Zoning Administrator's determination to grant relief from height and area requirements associated with the proposed project.

PROJECT LOCATION: The project site is located at the southeast corner of Pico Boulevard and Roxbury Drive in the West Los Angeles community and encompasses the following addresses: 9786 West Pico Boulevard and 1414, 1420 and 1424 Roxbury Drive. The approximately 0.8-acre rectangular-shaped project site is comprised of four parcels (Assessor Parcel Numbers: 4307004009, 4307004002, 4307004003, and 4307004004). In addition, a request for Shared Parking involves the property located at 1399 Roxbury Drive. 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: Aesthetics, Air Quality, Cultural Resources (Historic Resources) Hazards and Hazardous Materials (Emergency Access and Environmental Upset), Land Use Planning, Noise, Public Services (Police and Fire Services), and Transportation/Traffic.

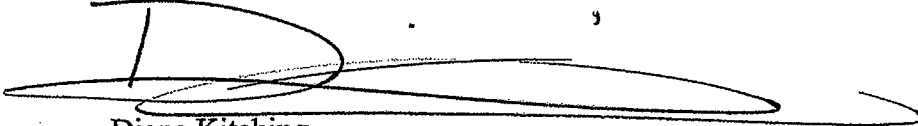
An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Environmental Review Section welcomes all comments regarding environmental impacts of the project. **Written comments** must be submitted to this office by **May 28, 2008**.

Please direct your comments to:

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

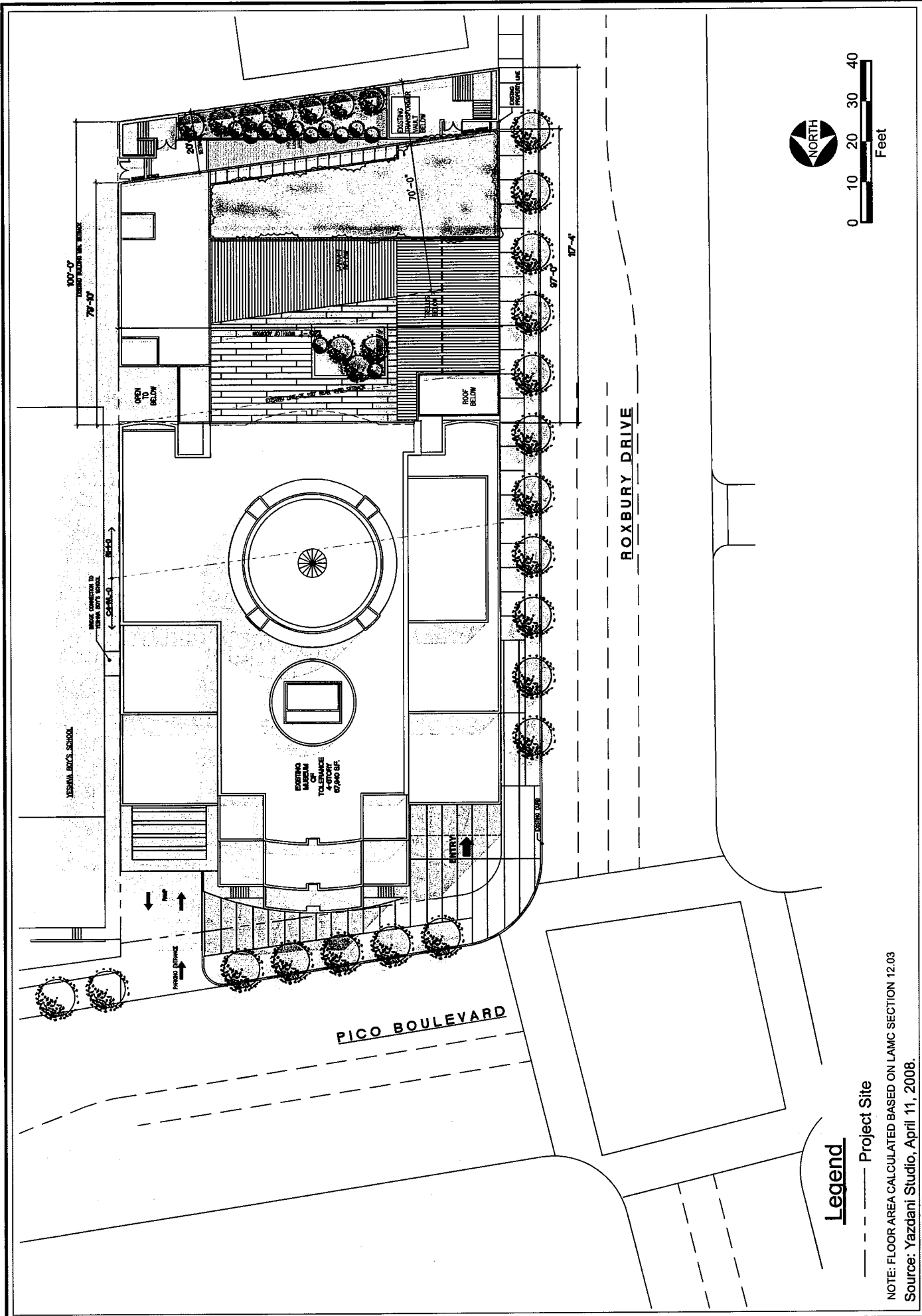
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S. Gail Goldberg, AICP
Director

A large, stylized handwritten signature in black ink, appearing to be 'Diana Kitching', written over a horizontal line.

Diana Kitching
Environmental Review Coordinator

Enclosures



NOTE: FLOOR AREA CALCULATED BASED ON LAMC SECTION 12.03
 Source: Yazdani Studio, April 11, 2008.

Legend

--- Project Site

Figure 2
 Site Plan

CHRISTOPHER A. JOSEPH & ASSOCIATES
 Environmental Planning and Research



