

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHRISTINE M. SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M. M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

CRAIG R. WEBER  
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: April 9, 2026

Last Day to File an Appeal: April 24, 2026

Yekusiel Kalmenson (A/O)  
200/202 South Orange Drive  
Los Angeles, CA 90036

Jacob Israel (R)  
1134 1/2 Cardiff Avenue  
Los Angeles, CA 90035

Beth Palmer (R)  
26885 Mulholland Highway  
Calabasas, CA 91302

CASE NO. ZA-2024-6488-CU2  
CLASS 2 CONDITIONAL USE PERMIT  
200 & 202 South Orange Drive; 5566  
West 2<sup>nd</sup> Street  
Wilshire Community Plan  
Zone: R2-1  
D. M.: 138B181  
C. D.: 5 - Yaroslavsky  
CEQA: ENV-2024-6489-CE  
Legal Description: Lot 311, Tract 8498

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), and there is no substantial evidence demonstrating that any exception to a categorical exemption pursuant to CEQA guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC), Chapter 1, Section 12.24 W.9, I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the use and maintenance of a house of worship (synagogue) in an existing main building and existing detached accessory building in the R2-1 Zone,

upon the following additional terms and conditions (*Conditions that were volunteered are thus considered part of the proposed project and cannot be disregarded by the applicant later because they were volunteered. Compliance is required the same as for any other condition.*):

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this determination, the applicant shall cause a covenant acknowledging and agreeing to comply with all the terms and conditions established herein to be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the conversion of an existing approximately 5,400 square-foot main building (duplex) and an approximately 638 square-foot first level of an existing detached accessory building (garage) for a house of worship (synagogue) use. The grant shall be subject to the following limitations:
  - a. Main Building Assembly. The first level of the main building, used for assembly purposes, shall be limited to a maximum occupancy of 147, or as otherwise limited or further reduced by the Department of Building and Safety or the Fire Department.
  - b. Main Building Residence. The second level of the main building shall be used for residential purposes for caretakers of the property. The space shall not be used for general or overflow assembly, childcare/children's programming, or

any other synagogue activity.

c. Accessory Building Use. The first level of the detached accessory building may be used for the care of children under the age of eight years, and only while their parents attend religious services on Shabbat or holidays. At any other time, such as when there is no religious service, this space shall not be used for the care of children or programming.

i. Occupancy shall be limited to a maximum of 59, or as otherwise limited or further reduced by the Department of Building and Safety or the Fire Department.

Any licensing or permitting that may be required by the State of California for children’s education or caregiving may further reduce the occupancy to meet any required minimum indoor activity space per child.

ii. Care shall be provided predominately indoors, however children may be allowed to play in the backyard. Children, whether indoors or outdoors, shall be supervised by an adult at all times.

d. Accessory Building Residence. The second level of the detached accessory building shall be maintained as a residence and is not a part of the house of worship. This residence shall not be used for any house of worship activity or programming.

8. Programming at Beis Medrash shall be limited to the following:

DAILY WORSHIP

- Morning prayer from 7:30 a.m. to 8:45 a.m., daily, except for Shabbat or holiday services, which are conducted on a different schedule.

WEEKLY WORSHIP (Shabbat)

- Friday evening services, start from between 4:30 p.m. and 6:45 p.m., last one and one-half hours, and conclude by 8:15 p.m. The exact time depends on the time of year.
- Saturday daytime services, from 9:00 a.m. to 12:30 p.m.
- Saturday evening services, start from between 4:30 p.m. and 6:45 p.m., last one and one-half hours, and conclude by 8:15 p.m. The exact time depends on the time of year.

ANNUAL RELIGIOUS HOLIDAYS Exact dates are based on the Jewish calendar

and therefore shift on the Gregorian calendar.

- Purim (usually February or March)
  - Shabbat schedule plus an annual community dinner featuring live music that concludes by 10:00 p.m.
- Passover (Pesach) (usually March or April), an eight-day holiday.
  - Shabbat schedule on the first two days and the last two days of the holiday.
  - Evening services are held three nights on the front end and two nights on the back end of the holiday.
- Shavuot (usually May or June)
  - Shabbat schedule plus all night Torah learning that concludes at sunrise, generally at 7:30 a.m.
  - Attendance shall be limited to 30 participants.
- Tisha B'Av (9<sup>th</sup> of Av) (usually July or August)
  - Shabbat schedule.
- Selichot (usually August or September)
  - Held on the Saturday night before Rosh Hashanah.
  - Late-night prayers and inspiration lasting approximately one and one-half to two hours that start at midnight and conclude by 2:00 a.m.
- Rosh Hashanah (usually September or October), a two-day holiday.
  - Evening: Services last approximately one and one-half hours and conclude by 9:30 p.m.
  - Daytime: Services from 8:00 a.m. to 2:00 p.m.
- Yom Kippur (usually September or October)
  - Evening: Services last approximately two and one-half hours and conclude by 9:45 p.m.
  - Daytime: All-day prayer and fasting.
- Sukkot (usually September or October), an eight-day holiday.
  - Shabbat schedule on the first two days and the last two days of the holiday.
  - Evening services are held three nights on the front end and two nights on the back end of the holiday.
  - A sukkah may be erected in the backyard for the holiday and shall be removed within 48 hours after the holiday ends.
  - Attendees may gather outdoors with light refreshments for approximately one-half hour after the conclusion of services.
  - Hoshana Rabbah, the seventh day of Sukkot, services from 10:00 p.m.

until sunrise, generally at 7:30 a.m.; may include soft meditative music for the first two hours.

- Simchas Torah (usually September or October)
  - Evening: Services from 6:45 p.m. to 9:15 p.m.
  - Daytime: Services from 9:00 a.m. to 2:00 p.m.
  - Festive dancing and celebration may occur but shall be limited to indoors only, shall comply with the City's Noise Regulation provisions, and shall end no later than 10:00 p.m. There shall be no amplified sound.
- Chanukah (usually November or December), an eight-day holiday.
  - Festive dancing and celebration with soft indoor music may occur on the last night and shall conclude by 10:00 p.m.

All services, events, and activities shall be conducted indoors, except for 1) children under the age of eight years may be allowed to play outside, as permitted in Condition No. 7, and 2) gatherings, which may include refreshments, may take place under the sukkah, during Sukkot, as provided above.

#### SYMPOSIUMS

There shall be a maximum of 12 symposiums in a year, with a maximum of two in each month. Attendance shall be limited to a maximum of 50 attendees at any one symposium. Symposiums shall not start before 9:00 a.m. and shall conclude by 10:00 p.m.

#### PROHIBITED EVENTS

There shall be no weddings, funerals, or daycare. This prohibition shall not be construed to preclude the provision of childcare permitted pursuant to Condition No. 7.

9. Music shall be limited to the following occasions:
  - a. Purim community dinner
  - b. Selichot service
  - c. Hoshana Rabbah service
  - d. Simchas Torah celebration
  - e. Chanukah celebration
  - f. Symposiums that feature a musical event
10. When music is played, it shall be limited to indoors only, shall be limited to light amplification, and shall conclude by 10:00 p.m., except for on Selichot, when it shall be permitted to conclude by 2:00 a.m.
11. There shall be no sound speakers installed or directed outdoors.
12. Any music, sound, or noise, including amplified or acoustic music, which is under

the control of the applicant or Beis Medrash, shall not violate Los Angeles Municipal Code, Chapter XI (Noise Regulation), including but not limited to Sections 112.01 (Radios, Television Sets, and Similar Devices), 112.02 (Air Conditioning, Refrigeration, Heating, Pumping, Filtering Equipment), 115.02 (Amplified Sound Prohibition and Regulations), and 116.01 (Loud, Unnecessary and Unusual Noise). At any time during the term of the grant, a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide Noise Regulation provisions, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

13. **Historic Preservation.** Being a property within the Citrus Square Historic District, the property shall be maintained in compliance with the requirements and standards of its listing on the National Register of Historic Places and California Register of Historical Resources. No permit for new construction, addition, exterior alteration, demolition, relocation or removal of any structure shall be issued without written approval or permit signoff for proposed work from the Office of Historic Resources.
14. If approved by the Office Historic Resources, exterior signage shall be limited to signage allowed in an "R" Zone (residential), in accordance with LAMC, Chapter 1, Section 12.21 A.7.
15. Any expansion of the existing structures on the property, changes to the floor plans approved herein, or expansion of the use or programming approved by this grant shall be prohibited unless allowed by a subsequent Plan Approval. Expansion into another property requires a Conditional Use Permit.
16. Beis Medrash of Hancock Park shall regularly remind congregants and/or attendees to be mindful of its residential neighbors by conducting themselves respectfully. Respectful conduct shall include not generating excessive noise, especially when arriving at or departing from the property, particularly in the evening, and not impeding pedestrians on the sidewalk or vehicles on the streets. In addition, congregants and/or attendees shall be requested to not linger on or around the premises for more than 30 minutes after the conclusion of worship services, programs, or events.
17. On occasions of higher attendance, such as annual religious holidays, celebrations, and events, Beis Medrash shall designate one or more monitors to oversee vehicular drop off and pick up, sidewalk safety, and street crossing of congregants/attendees, including any unattended children or adolescents.

18. Within 30 days of the effective date of this grant, the applicant shall apply for a Replacement Unit Determination (RUD) from the Los Angeles Housing Department (LAHD). Said RUD shall reflect the project described herein.
19. The applicant shall comply with any requirements of the RUD issued by the LAHD.
20. Within 30 days of the effective date of this grant, the applicant shall submit floor plans and occupancy loads for review and signoff by the Los Angeles Fire Department and the Department of Building and Safety. Maximum occupancies permitted by this grant shall be adjusted downward, if necessary, to be in accordance with the maximums determined by the Departments of Fire and Building and Safety.
21. Within 30 days of the effective date of this grant, the applicant shall apply for a change of use building permit to change the duplex and the first level of the accessory building to a house of worship (synagogue). The first level of the duplex shall be for assembly, and the second level of the duplex shall be for caretaker residence.
22. **Waste Management.**
  - a. Upon obtaining a change of use building permit, Beis Medrash shall contract with waste management services appropriate for an institutional use and shall utilize adequately sized waste and recyclable receptacles, which shall be kept closed at all times, except when waste or recyclables are being deposited or collected.
  - b. Sufficient receptacles shall be maintained to allow all receptacles to fully close, as required by this condition.
  - c. Receptacles shall be set out for collection no earlier than the evening before scheduled collection and shall be retrieved and returned to the property the same day of collection.
  - d. When not set out for collection, receptacles shall be kept on the property within an enclosure.
  - e. Caretakers shall ensure that trash and recyclables are in receptacles and not strewn on the front lawn, sidewalk, or parkway.
23. Beis Medrash shall be responsible for maintaining the exterior of the premises and the adjoining sidewalks and parkways free of debris and litter.
24. Cleanup following services, celebrations, dinners, special observances, and events shall take place on the same day, shall not exceed two hours, and shall not take

place after 10:00 p.m. Any cleanup requiring more than two hours or not completed by 10:00 p.m. shall continue the following day. However, when the timing of cleanup required by this condition would violate religious practice, cleanup shall comply with this condition as soon as religious practice allows.

25. **Deliveries.** Deliveries of provisions, supplies, or equipment shall not occupy or obstruct the public right-of-way, including the sidewalk and parkway.
26. The automatic self-closing mechanism and rubber buffer, presented by the applicant as having been installed and which slows the speed the gate closes and reduces the impact of the gate and noise, shall be maintained in good working condition by Beis Medrash of Hancock Park for as long as there is a gate closure.
27. **Special events** that make use of the sidewalk, parkway, and/or roadway (public right-of-way) are allowed but shall be subject to a Special Event Permit, from the Department of Public Works, Bureau of Street Services, the review for which may require coordination and approval from other City departments, including Transportation, Police, and Fire. Temporary structures may require approval from the Department of Building and Safety.
28. **Good Neighbor Program.** An email address shall be provided for questions, complaints, or concerns from the community regarding the operation of the synagogue. The email address shall be available on the Beis Medrash of Hancock Park website. Community questions, complaints, or concerns shall be responded to within 24 hours, unless such requirement would fall on a day or time when such response violates religious practice and instead shall be required as soon as religious practice permits. A log shall be maintained, documenting each complaint, the date and time it was received, and the manner by which it was resolved. Said log shall be submitted with any subsequent application for a Plan Approval.

The Beis Medrash of Hancock Park website shall include a calendar of events that will be updated annually so anyone will be able to check the dates of annual holidays and observances. The calendar will be updated regularly to add symposiums at least one week prior to their occurrence. Beis Medrash shall provide a feature that enables individuals to sign up for notifications when items are added to the calendar.

Beis Medrash of Hancock Park shall participate in annual meetings with the Greater Wilshire Neighborhood Council to work to resolve any concerns and issues with the neighborhood that may not have already been resolved.

Beis Medrash of Hancock Park shall establish a point of contact for the synagogue to communicate regularly with the Greater Wilshire Neighborhood Council and/or the Citrus Square Neighbors Association to keep the neighborhood informed and address any concerns that arise.

29. **Automobile Parking (AB 2097).** Pursuant to California Government Code Section 65863.2 (Assembly Bill 2097), the project is located within one-half mile of a major transit stop and is exempt from minimum automobile parking requirements. No minimum automobile parking spaces are required for this project. No variance from parking requirements has been requested or granted herein.
30. If a valet service is used, valets shall comply with Los Angeles Municipal Code Section 103.203. Valets shall park automobiles in the parking lot retained by Beis Medrash and not on public streets.
31. Beis Medrash of Hancock Park shall regularly remind congregants and attendees at services and on its website to only park their vehicles where parking is legal and not where curbs are painted red, not obstructing sidewalks or neighbors' driveways, and not facing the wrong direction.
32. Those providing private security services, including services provided by Magen Am, shall be in plain clothes with any weapons hidden so as not to create an intimidating presence in the neighborhood.
33. To the extent feasible, the applicant and/or representatives of Beis Medrash shall monitor and control the conduct of congregants, attendees, and visitors on and around the premises to prevent violations of Los Angeles Municipal Code, Chapter IV (Public Welfare), Article 1 (Disorderly Conduct Places and Publications), Section 41.57 (Loud and Raucous Noise Prohibited) and Section 41.58.1 (Loud or Unruly Gatherings).
34. Any outdoor lighting shall be shielded and directed onto the subject site and away from adjacent properties. There shall be no flood lights operative between 8:00 p.m. and 6:00 a.m., excluding for emergency purposes.

#### **ADMINISTRATIVE CONDITIONS**

35. The applicant, or other representative of Beis Medrash, shall file an application for a Plan Approval, with the applicable filing fees, no sooner than 18 months from but within 24 months of the effective date of this determination. Said Plan Approval shall include notification to owners and occupants of properties within a 300-foot radius, rather than only adjoining and abutting property owners, and the applicable Council Office. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. A public hearing shall be conducted. The purpose of the Plan Approval is to review the effectiveness of, and compliance with, the express terms of the conditions of this grant. Upon review, the Zoning Administrator may modify, delete, and/or add new conditions as appropriate, and may require a subsequent Plan Approval, as considered necessary.

36. Any Plan Approvals initiated by the applicant to request changes shall include notification to owners and occupants of properties within a 300-foot radius, rather than only adjoining and abutting property owners, and the applicable Council Office.
37. Should there be a change in property ownership and/or the operator of the house of worship, the property owner and Beis Medrash shall provide the prospective new property owner and/or new operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the operation of the house of worship. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new owner and/or operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the house of worship along with any proposed modifications to the existing floor plans and/or seating and assembly arrangement of the new operation.
38. Should there be a change in property ownership and/or the operator of the house of worship, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plans, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Department of City Planning Development Services Center within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the Plan Approval will be to review the operation of the use and establish conditions applicable to the use as conducted by the new owner and/or operator, consistent with the intent of the Conditions of this grant. Upon review, the Zoning Administrator may modify, delete, and/or add new conditions as appropriate, and may require a subsequent Plan Approval, as considered necessary.
39. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, including without limitation, disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to call for a public hearing, requiring the applicant to file for a Plan Approval, in association with the appropriate fees associated fees, the purpose of which will be to review the applicant's compliance with, and the effectiveness of, these conditions. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon review, the Zoning Administrator may modify, delete, and/or add new conditions as appropriate, and may require a subsequent Plan Approval, as considered necessary.

**40. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- vi. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and void.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Chapter 1A Section 13A.2.7 G of the Los Angeles Municipal Code provides:

"A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the

owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use Permit under the provisions of Section 12.24 W have been established by the following facts:

### BACKGROUND

The subject property is a rectangular-shaped, approximately 7,832 square-foot lot, with approximately 130 feet of frontage on the south side of West 2<sup>nd</sup> Street and approximately 54 feet of frontage on the east side of South Orange Drive. The subject property is located within the jurisdiction of the Wilshire Community Plan, which designates the subject property for Low Medium I Residential land uses, corresponding to R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zones. The subject property is in the R2-1 Zone, consistent with its Plan land use designation.

The subject site is a Housing Element Site (ZI-2512); within the Citrus Square Historic District, which is listed in the National Register of Historic Places and the California Register of Historic Resources (ZI-2531); within a Transit Priority Area (ZI-2452); within one-half mile of a High Quality Transit Corridor; within an area subject to Assembly Bill (AB) 2097 (2022); and within 3.7 kilometers of the Hollywood Fault.

Housing Element Sites are subject to replacement requirements; project applicants must either complete a No Net Loss Declaration or, if not eligible, receive a Housing Element Replacement Unit Determination (RUD) from the Los Angeles Housing Department. As a consequence of the site's historic resource designation (contributor to the Citrus Square Historic District), no permit for new construction, addition, exterior alteration, demolition, relocation, or removal of any structure can be issued for any project without the written approval or permit signoff for proposed work from the Department of City Planning, Office of Historic Resources. As a consequence of the property being in area subject to AB 2097 (2022), public agencies, including City of Los Angeles departments, are prohibited from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project within one-half mile of a major transit stop, with limited exceptions.

The property is improved with an approximately 5,400 square-foot two-story main building (duplex), having approximately 2,800 square feet on the first level and approximately 2,600 square feet on the second level, and a detached two-story accessory building (garage on the first level and residence on the second level), having approximately 638 square feet on each level, originally constructed in 1926. According to the Los Angeles County Assessor, the property provides a total of three housing units.

The applicant, who is the rabbi of Beis Medrash, the subject house of worship, states he moved into the first-level unit of the duplex "more than 10 years ago and it was their family home for years". The applicant states that friends and family were invited on Friday nights for informal Shabbat services, and over the years, more neighbors joined them. The applicant states the intention was for Friday night Shabbat services to remain as an informal gathering in his home, but with the advent of the Covid 19 pandemic, which forced gatherings outside, more neighbors joined them. According to the applicant, the services filled a need in the Jewish orthodox community, within which traditional Orthodox attire is common and driving and the use of electric and electronic devices are prohibited on Shabbat and major holidays. Shabbat and holidays commence the evening prior. The applicant states that even on occasions when driving is permitted, most attendees walk because they live in the neighborhood. The number of attendees grew organically by word of mouth, and eventually the synagogue Beis Medrash was formed.

As the number of congregants grew, the applicant sought a location on La Brea Avenue. However, because congregants wear traditional attire and walk to services, the applicant states several attendees were harassed and threatened. In addition, the distance was too far for some elderly congregants to walk, which impeded their attendance. Citing an increase in antisemitic incidents, the applicant states there was a decision to move the services back to the subject site. According to the applicant, upgrades were made to mitigate noise and improve energy efficiency, such as new windows within the original openings and sound-proof insulation installed behind a layer of drywall with 2-pound sound lock mass-loaded vinyl added, topped with another layer of drywall. In addition, the applicant states the detached garage was adapted for childcare during services. Finally, the exterior gate was fitted with an automatic self-closing mechanism and rubber buffer,

which slows the speed the gate closes and reduces the impact of the gate and noise.

Records show the property was acquired by the applicant on August 13, 2020. Neighbors state the applicant moved out of the subject property to a residence on Citrus Avenue in 2022. Neighbors cite Torah dedication events at the subject site with loudspeakers, music, and parades closing streets that occurred on April 8, 2022, and August 17, 2025. On September 2, 2022, articles of incorporation were filed with the California Secretary of State for Beis Medrash of Hancock Park as a nonprofit religious corporation, for the purposes of forming a synagogue. There are no open Notices of Violation or Orders to Comply from either the Department of Building and Safety or the Los Angeles Housing Department. On October 2, 2024, the Citrus Square Historic District was listed in the National Register of Historic Places and the California Register of Historic Resources. On October 7, 2024, the applicant applied for a Conditional Use Permit. The applicant submitted a supplemental letter, dated October 10, 2025, to respond to questions raised by the Zoning Administrator at the public hearing and provide more information about the project. In subsequent correspondence, the applicant provided additional information in response to questions raised by the Zoning Administrator after the public hearing.

The applicant is requesting approval of a Class 2 Conditional Use Permit (CUP) to legalize the conversion of an existing duplex and the first level of a detached accessory building (garage) into a house of worship (synagogue), operating as Beis Medrash of Hancock Park. The Zoning Code (LAMC, Chapter 1, Section 12.24 W.9) expressly allows "churches" (i.e. houses of worship, religious institutions) in the R2 Zone, among other zones, by Conditional Use Permit. This indicates such uses are allowed in these zones with the imposition of conditions of approval, as appropriate, if the required findings, which include consideration of public health and safety, can be made in the affirmative by the Zoning Administrator.

The applicant proposes no exterior alterations to the buildings or landscaping. The first floor of the main structure is used for worship services, portions of which are outfitted with tables and chairs that are not fixed in place; the second floor remains a residence for caretakers of the property. The first level of the detached accessory building is used only for children under the age of eight years not attending services with their parents to play and learn inside during Shabbat and holiday services. There is no other use of the first level of the detached accessory building. Children are allowed in the backyard only with an adult present. The second level of the detached accessory building is a residence and not a part of the applicant's request. There is no onsite parking.

Occupancy limits provided by the applicant, presented as based on the California Fire Code, are as follows:

- First level of accessory structure: 59
- Second level of accessory structure: residence, not a part of the application.
- First level of main structure: 147
- Second level of main structure: caretaker residence.

The applicant describes the proposed operations and programming as follows:

DAILY WORSHIP

- Morning prayer from 7:30 a.m. to 8:45 a.m., daily, except Saturday.

WEEKLY WORSHIP (Shabbat)

- Friday evening services, start from between 4:30 p.m. and 6:45 p.m., last one and one-half hours, and conclude by 8:15 p.m. The exact time depends on the time of year.
- Saturday daytime services, from 9:00 a.m. to 12:30 p.m.
- Saturday evening services, start from between 4:30 p.m. and 6:45 p.m., last one and one-half hours, and conclude by 8:15 p.m. The exact time depends on the time of year.

ANNUAL RELIGIOUS HOLIDAYS Exact dates are based on the Jewish calendar and therefore shift on the Gregorian calendar. Unless specified otherwise, the start and end times follow the same schedule as Shabbat services, with exact times changing with the time of year.

- Purim (usually February or March)
  - Shabbat schedule plus an annual community dinner featuring live music that concludes by 10:00 p.m.
  - Music will abide by the City's Noise Ordinance.
- Passover (Pesach) (usually March or April), an eight-day holiday.
  - Shabbat schedule on the first two days and the last two days of the holiday.
  - Evening services are held three nights on the front end and two nights on the back end of the holiday.
- Shavuot (usually May or June)
  - Shabbat schedule plus all night Torah learning (no music) that concludes at sunrise, generally at 7:30 a.m.
  - Attendance limited to 20-30 participants.
- Tisha B'Av (9<sup>th</sup> of Av) (usually July or August)
  - Services follow Shabbat schedule.
  - Solemn observance; no music or amplification.
- Selichot (usually August or September)
  - Held on the Saturday night before Rosh Hashanah.
  - Late-night prayers and inspiration, lasting approximately one and one-half to two hours, that start at midnight and conclude by 2:00 a.m.; includes

music, which will abide by the City's Noise Ordinance.

- Rosh Hashanah (usually September or October), a two-night and two-day holiday.
  - Evening: Services last approximately one and one-half hours, conclude by 9:30 p.m., and will abide by the City's Noise Ordinance.
  - Daytime: Services from 8:00 a.m. to 2:00 p.m.
- Yom Kippur (usually September or October)
  - Evening: Services last approximately two and one-half hours, conclude by 9:45 p.m., and will abide by the City's Noise Ordinance.
  - Daytime: All-day prayer and fasting; no amplification or outdoor activity.
- Sukkot (usually September or October), an eight-day holiday.
  - Shabbat schedule on the first two days and the last two days of the holiday.
  - Evening services are held three nights on the front end and two nights on the back end of the holiday.
  - A sukkah will be erected in the backyard for the holiday and will be removed within 48 hours after the holiday ends. Attendees gather outdoors and enjoy light refreshments, typically for 15 to 30 minutes at the conclusion of services.
  - Hoshana Rabbah, the seventh day of Sukkot, services from 10:00 p.m. until sunrise, generally at 7:30 a.m.; includes soft meditative music, inside only, for the first two hours, and will abide by the City's Noise Ordinance.
- Simchas Torah (usually September or October)
  - Evening: Services from 6:45 p.m. to 9:15 p.m.
  - Daytime: Services from 9:00 a.m. to 2:00 p.m.
  - Festive dancing and celebration occur indoors only, with reasonable sound levels and conclude by 10:00 p.m. No amplified sound.
- Chanukah (usually November or December), an eight-day holiday.
  - Festive dancing and celebration with soft indoor music on the last night that concludes by 10:00 p.m. All sound will remain entirely indoors, and a sound check will be conducted to ensure compliance with the City's Noise Ordinance.

All services, events, and activities are conducted indoors except for children under the age of eight years playing outside on Shabbat and holiday services and except for refreshments served under the sukkah on Sukkot, as noted above.

When music is played, it is indoors only, only lightly amplified, and concludes by 10:00 p.m., except for on Selichot but abides by the City's Noise Ordinance.

### SYMPOSIUMS

A maximum of 12 symposiums in a year, with a maximum of two in any one month. Symposiums may include a musical event, which would be indoors only without being heard outdoors. The applicant proposes to limit attendance to a maximum of 50 attendees at any one symposium. Symposiums would not start before 9:00 a.m. and would conclude by 10:00 p.m.

### VOLUNTARILY PROHIBITED EVENTS

The applicant proposes to prohibit weddings, funerals, and formal daycare. This does not preclude the care of children under the age of eight years during services, as described above.

After use cleanup is generally one and one-half to two hours.

### PROPOSED MEASURES

In response to neighbors' concerns the applicant proposed the following conditions:

1. The Magen Am trained security will be in plain clothes, with any weapons hidden so as not to create an intimidating presence for the neighbors.
2. Beis Medrash will establish an email where neighbors can ask questions or make any comments or concerns. This email address will be available on the Beis Medrash of Hancock Park website.
3. The Beis Medrash of Hancock Park website will include a calendar of events. This calendar will be updated annually so anyone will be able to check the dates of annual holidays and observances. The calendar will also be updated regularly to add symposiums at least one week prior to their occurrence. Beis Medrash is also working with its IT team to add a feature where anyone can sign up for notifications when items are added to the calendar.
4. Beis Medrash of Hancock Park will participate in annual meetings with the Greater Wilshire Neighborhood Council to hopefully resolve any concerns and issues with the neighborhood that may not have already been resolved.
5. Beis Medrash of Hancock Park will establish a point of contact for the synagogue. Beis Medrash asks that either the Greater Wilshire Neighborhood Council or the Citrus Square Neighbors Association also establish a point of contact. These persons will communicate regularly to keep the neighborhood informed and hopefully address any concerns as they arise.
6. The number of attendees for services will be limited by the City's Fire Code.
7. Beis Medrash will abide by the City's Noise Ordinance and is specifically not asking for a variance or waiver from the City's Noise Ordinance.

8. For larger functions on occasions that allow attendees to drive, Beis Medrash has an agreement with a private parking lot on La Brea Avenue with valet service for the use of attendees.

### **Surrounding Properties**

Property in all directions is in the R2-1 Zone and improved predominately with duplexes.

### **Relevant Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

None.

### **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:**

Staff utilized a 500-foot radius via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with Conditional Use Permits within 500 feet of the project site.

None

### **Streets**

Second Street, adjoining the property to the north, is a designated Local Street - Standard with a designated right-of-way width of 60 feet, a roadway width of 36 feet, and improved with asphalt roadway, concrete curb, gutter, and sidewalk, and landscaped parkway.

Orange Drive, adjoining the property to the west, is a designated Local Street-Standard, with a designated right-of-way width of 60 feet, a roadway width of 36 feet, and improved with asphalt roadway, concrete curb, gutter, and sidewalk, and landscaped parkway.

### **PUBLIC CORRESPONDENCE** *(The tallies cited should be considered approximate to account for possible, inadvertent counting error.)*

The project generated a large amount of correspondence: approximately 301 letters and emails, with 158 in support and 143 in opposition. Correspondence in support included letters from the Greater Wilshire Neighborhood Council and Councilwoman Katy Yaroslavsky of the Fifth City Council District, both also recommending the imposition of certain conditions of approval.

Correspondence in opposition included a letter from the Citrus Square Neighborhood Association, represented by the legal firm, Luna & Glushon, which included recommended conditions if the project were approved. The opposition also included two petitions: One petition was solely in opposition and included 195 signatures; the other petition was in opposition but recommended a set of conditions to be imposed if the project were approved

and included 220 signatures. Some of the correspondence in opposition was accompanied by photos and videos exemplifying complaints; others recommended the imposition of certain conditions if the project were approved. Some individuals in opposition submitted multiple pieces of correspondence.

### Summary of Correspondence in Support of the Applicant's Request

#### *Accessible Location/Safety/Security*

- Jews who are observant walk to synagogue on Shabbat and holidays, which makes locating in a residential area not only preferable but necessary.
- Seniors, the elderly, the disabled, and families with young children are unable to walk the longer distances to reach other more established synagogues in the area.
- Lectures or evening programs address safety issues to help children, such as the dangers of technology and social media, and the security of the Citrus Square community.
- Increased foot traffic and the presence of people in the transitional periods of early morning and evening, the times when the property is most utilized, enhances safety.
- Crime in the area, combined with poor street lighting, makes walking at night worrisome. Having the synagogue close by allows families to participate without being exposed to unnecessary risk.
- The synagogue's presence and the security guard foster a feeling of safety.
- Security guards are volunteer members of Magen Am and work with the Police Department to keep the neighborhood safe, which benefits everyone, not only members of the synagogue. Their presence deters crime. Neighborhood patrols help reduce crime.
- Gathering in a home provides a secure, warm, welcoming place to gather, pray, and practice the Jewish faith at a time when antisemitism is on the rise.
- Due to increases in antisemitism, congregants prefer a less visible location than on La Brea Avenue.

#### *Community Building/Property Values/Spiritual Guidance/Teaching*

- The Orthodox Jewish community has played and continues to play an invaluable role in the community, making it more vibrant, secure, and morally centered. They provide institutions that offer values-based education that attracts families of all backgrounds, provides high-quality senior care facilities, and brings stability, vitality, and a deep sense of community.
- Orthodox families who settle in Citrus Square invest in their homes and businesses, contributing to rising property values.
- The synagogue is the cornerstone and the beating heart of the Jewish community in the area. Community members come together in celebration, support, and solidarity.
- Families walking to synagogue together create a sense of warmth and safety. Young families walking to and from services add life, energy, and vibrancy to the neighborhood. Neighbors greet each other on their walk to services.

- The synagogue provides a sense of belonging, connection, purpose, and community.
- Places like this synagogue preserve the cultural and spiritual richness that makes Los Angeles special.
- The synagogue adds stability, strengthens community ties, fosters civic responsibility, and makes the neighborhood more cohesive, supporting singles, families, and seniors.
- The synagogue is a welcoming refuge in a time when Jewish identity faces challenges. It uplifts the community, enriches lives, and provides community courage, unity, pride, resilience, sense of connection, source of strength and identity.
- The synagogue has woven simple acts of care into the fabric of Citrus Square.
- The synagogue's small, intimate scale provides a homey, welcoming feeling.
- The synagogue is not a closed group; it is an open welcoming space.
- The synagogue provides an opportunity to connect with neighbors and make meaningful friendships.
- The synagogue provides inspiring rabbinical leadership and religious growth with modern relevance.
- The synagogue provides a spiritual home for dozens of families, a true beacon of spiritual light and inclusion.
- The synagogue strengthens spiritual and moral lives.
- The synagogue provides love and support through rough times.

#### *Limited Impact*

- The neighborhood, close to businesses and multiple family housing, is already busy, not quiet.
- Services are only about 45 minutes in the morning and 30 minutes in the evening, and on the Shabbat, services are about two and one-half hours, with no microphone, amplified music, parties, or late-night activity.
- Congregants do not use electricity or drive on Shabbat and religious holidays, so there is no microphone, music, organ, or sound system and no impact on parking or increased traffic on those days. Most congregants walk rather than drive even when driving is allowed.
- Attendance during the week is modest.
- Gatherings are predominantly quiet, consisting of prayer and spiritual song without amplification on Shabbat. On rare occasions, celebrations are conducted with amplified music but in accordance with the City's Noise Ordinance.
- There is only a brief, weekly approximately 15-minute period where some congregants quietly bid each other farewell outside.
- The exterior is not discernable as a synagogue.
- Services are not audible from the street.
- The synagogue maintains a quiet and respectful atmosphere.
- The children's program is well-managed.
- The congregation wishes to be a good neighbor and be respectful of the broader community.

### Summary of Correspondence Opposed to the Applicant's Request

#### *California Environmental Quality Act (CEQA)*

- The environmental review is inadequate.
  - The CEQA Categorical Exemption (CE) 1 is not applicable because the institutional use was never a permitted use at the subject residential location. CE 1 does not apply because there is an expansion of an existing or former use.
  - The project does not qualify for CE 3 because the project is not the conversion of a small structure from one use to another.
  - No noise, traffic, or safety studies have been conducted or evaluated. A noise/sound study is needed. There should be interior and exterior dBA caps.
  - An exception applies. There are unusual circumstances. CEQA prohibits the use of a CE when there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project will cause traffic and noise impacts.
  - CEQA review is required for sites on the National Register of Historic Places. A CE cannot be used for a project that may cause a substantial adverse change in the significance of a historical resource, and this project would.

#### *Illegal Operation/Misrepresentation/Violations/Security/Safety*

- The applicant has not demonstrated good faith in presenting their project.
- They have no online presence.
- There are numerous Code and housing violations that have not been addressed and resolved.
  - The applicant has been operating illegally, without permits and in violation of the Zoning Code, as a house of worship for over two years. Beis Medrash incorporated as a 501(c)(3) September 2, 2022, a year before it began operating as a neighborhood synagogue in September 2023.
- The applicant operates a substance addiction treatment center on the property.
- The applicant claims to have installed soundproofing, but there is no evidence of that.
- The information on the holidays and evening services is incomplete.
- Event banners have been illegally posted on the property and on public streets.
- The swimming pool had standing water and was breeding mosquitoes; the pool has since been filled.
- The applicant only applied for CUP because they were forced to. Approving the applicant's request for a Conditional Use Permit (CUP) after the fact would reward illegal behavior.
- The applicant has not lived there for over two years, so they have not conducted services in their own home. No one currently lives there, so it does not function as a residence.

- The facility is in violation of the Fire Code and fire safety standards. There are open flames at outdoor events. There are no fire doors, emergency exits, emergency backup exit lights, escape map plans, fire sprinklers, fire extinguishers.
- The renovations were completed as if the facility were a residence not a house of worship, misleading inspectors.
- Applicant has a history of misrepresentation and has not been a good neighbor; there is a pattern of noncompliance suggesting they would not comply with a CUP.
- Dialog with neighbors has not been engaged in.
- The occupancy limits of the buildings have been exceeded. They have attendance of 75, 100, 150, and 200 people on a regular basis.
- Oversight mechanisms are lacking.
- The facility is not ADA compliant with respect to entries, routes, restrooms, assembly areas, steps/no ramps). People in wheelchairs are carried up and down stairs.
- There are suspicions that the upstairs dwelling unit will also be used for child care.
- There are too many children to fit in the converted garage.
- There is evidence that some children are being dropped off, so the facility is functioning as a childcare facility.
- The applicant claims there are no children's programs and no childcare, except for Saturday and holiday services. However, in an email to neighbors they state they "feel it is reasonable for a small group of children to have limited outdoor playtime during the week, especially given the many steps we've already taken to reduce our footprint."
- Children are not always supervised by adults; sometimes they are supervised by teenagers or not at all. There are safety concerns with unsupervised children and teens on the sidewalk and the street, particularly at night. Some are throwing objects and running after them or are on skateboards.
- Signage of institutional use is lacking. There is no sign on the property with the synagogue's name.
- Congregants frequently park cars illegally, such as in red zones, facing the wrong way, and blocking sidewalks and neighbors' driveways. They frequently refuse to move illegally parked cars.
- Security is needed due to the threat of terrorist violence, but it is chilling and alarming to see armed, uniformed personnel and security vehicles patrolling property and sidewalks; armed guards are an intimidating presence.
- With a synagogue operating in a residential neighborhood, the rise in antisemitic incidents puts the neighbors in harm's way. The presence of this synagogue converts the residential neighborhood into an antisemitic target.

#### *Incompatible with Residential Area*

- The residential character and the zoning of the area is undermined by the synagogue use. The area is zoned for residences only, not for religious institutional use. The project is inconsistent with the zone and General Plan.
- The property is within the Citrus Square Historic District, designated as of October 2, 2024, in the National Register of Historic Places (and as a result, also in the

California Register of Historical Resources) for its residential character. The project undermines the residential character of the neighborhood.

- The property consists of three housing units that are being converted to non-residential/institutional use. This results in the loss of housing stock in the midst of a housing crisis. The property provided housing for two families in the duplex structure, and a third unit over the detached garage, which was rented out to tourists or used for family members and domestics over the years. The City should prioritize housing over institutional use. The project is in violation of the Resident Protection Ordinance (RPO) which requires replacement of housing units demolished.
- An institutional use, especially as this house of worship has been operated, is incompatible with the residential character of the neighborhood.
- A more appropriate location would be La Brea Avenue, which is only a short walk away. There are multiple commercial vacancies available on La Brea Avenue.
- This location was selected out of convenience not necessity. The neighborhood should not have to make concessions to accommodate the synagogue.
- There is no vital need for a synagogue at this location. The applicant's reasons for locating in the neighborhood (safety, avoiding homeless, proximity to congregants, a burden) are not compelling.
- The neighborhood is home to multiple synagogues. There are already two within 400 feet of this location and serve the same community.
- Typically houses of worship are located at the edges of residential neighborhoods, not within the interior of a neighborhood.
- The size of the congregation and its programming is out of scale with, and exceeds the infrastructure capacity of, a residential neighborhood and will continue to grow. It has outgrown the premises.
- Attendees largely reside outside of the area. They and many others drive to the synagogue, which brings additional traffic adding to the area's traffic congestion.
- The use generates additional delivery and service trucks. There is no loading zone.
- The synagogue use has waste management issues. If they are an institutional use, they should use a commercial waste service with appropriate storage off the public right-of-way. There have been residual unsanitary conditions and visual blight with trash containers, overflowing with trash and liquor bottles, left curbside for extended periods. Trash is also strewn on front lawn, sidewalk, and parkway.
- Equipment and supplies in advance of an event occupies and obstructs the public sidewalk.
- The applicant does not provide neighbors with advance notice of events.
- The synagogue operates a childcare facility while parents attend worship services.
- There were Torah dedication events on April 8, 2022, and August 17, 2025, that were disruptive to the neighborhood with loud amplified music, hundreds of people walking as a procession through the streets, blocking traffic/closing streets.
- After a celebration there are intoxicated people vomiting in the neighborhood.
- The children are noisy outside (even though the applicant says they are kept indoors). There are unsupervised youth and adolescents generating noise and misbehaving; they throw objects, drink alcohol, urinate in the bushes.

- The noise from services, such as chanting, singing, and drums exceed the limits of the City's Noise Ordinance, even after claims of soundproofing.
- Chanting and activity in backyard past midnight.
- Sound making devices are used inside and outside.
- There is amplified sound and music.
- There is noise from the air conditioning unit on the south side of the building.
- Soundproofing doesn't mitigate noise when windows are open or people are outside (in the backyard, in the front yard, or on the sidewalks).
- People linger outside long past the conclusion of services. Groups of people block the sidewalk and street.
- Parking demand is high in the area, and street parking is used by the congregants, creating parking shortages.
- There is parking demand even when congregants do not drive on Shabbat and religious holidays, because they park their cars in advance of Shabbat or the holiday, leave them overnight, and retrieve them after Shabbat or the holiday.
- Groups of congregants walk together causing pedestrian congestion on the sidewalk, spilling over onto streets.
- Approving the synagogue at this location will set a precedent and will encourage other similar projects in the area.
- Property values have been negatively impacted, with residents leaving the area and properties are difficult to sell or rent properties as a result.
- The applicant currently rents and lives on Citrus Avenue, several blocks away, and is renovating/building a new residence on June Street, outside of the Citrus Square neighborhood. Their family won't be negatively impacted by the synagogue use.

#### *Other*

- The Religious Land Use and Institutionalized Persons Act (RLUIPA) is being interpreted too strictly by the City. RLUIPA does not prohibit the City from denying a CUP for religious institutions where appropriate. The law only prohibits the City from imposing a substantial burden.
- If the request is approved, robust and enforceable conditions of approval are needed.

### **PUBLIC HEARING**

A Notice of Public Hearing was sent to owners and occupants of property within 300 feet of the subject site for which an application was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the hearing. The hearing was held on September 10, 2025. Since Zoning Administrator hearings are not subject to the Brown Act, the hearing was conducted entirely telephonically and by videoconference.

The applicant's representative presented an overview of the project, highlighting the following points:

- The intent of a Conditional Use Permit is to allow a use, subject to conditions of approval.
- The subject neighborhood is a busy area, with cars, pedestrians, bicycles, and more.
- The lower floor of the building is used for worship services. The second floor provides a residence for the property caretakers. The detached accessory building is used for children 8 years of age and younger while the adults attend services.
- The exact time of services fluctuates, depending on the time of year. However, evening services never start prior to 4:30 p.m. or later than 6:45 p.m. Morning services are under an hour. Altogether, services over the course of a week take less than 13 hours.
- In addition to daily worship, there are major religious holidays and Purim, which is usually in March.
- There are also 12 gatherings, no more than two per month.
- Over the summer there was a Torah dedication event, which was conducted with a permit and the Police Department was present. This was a special one-time event.

After the representative's presentation, the Zoning Administrator asked questions that were answered, summarized as follows:

Zoning Administrator: The property has been used for religious observance purposes for some time, but is now applying for a CUP? Was there a notice of violation issued by the DBS?

Applicant's Representative: There was no notice of violation issued. The CUP is being sought now because of neighbor complaints.

Zoning Administrator: There is no new construction proposed, is that correct?

Applicant's Representative: That is correct.

Zoning Administrator: The house of worship use is proposed for the first floor of the residential building and in the detached building, is that correct?

Applicant's Representative: Yes. The detached building will be used for children under the age of 8 years to be while their parents are in services.

Zoning Administrator: The application narrative states that the second floor will be maintained as a residence and is part of the CUP application to distinguish it from a traditional rental. However, the floor plan submitted shows that it is not a part. Please clarify.

Applicant's Representative: The second-floor residence will not be used for services but will be used for the property's caretakers, not as a general rental.

Zoning Administrator: What will the detached building be used for? Will it be used at the same time as the first-floor area?

Applicant's Representative: Children under eight years of age during services.

Zoning Administrator: Your plans show that the occupancy for the first floor of the main building is 147, and the occupancy for the detached building is 59, for a total of 206 occupants. How were those occupancy limits determined?

Applicant's Representative: The Fire Code. The calculations are provided on the plans. There is no fixed seating.

Zoning Administrator: The narrative submitted with the application lists the following services to be held:

- o Daily prayer
- o Shabbat services
- o Holiday services
- o Purim

In addition to services, there are 12 additional functions per year, but not more than two events in any calendar month. Are there any other services, functions, or activities that would occur on the premises other than those listed?

Applicant's Representative: No, except for the Torah celebration with a separate permit.

Zoning Administrator: According to the application, there will never be any weddings, receptions or banquets, fundraising activities, daycare, or funerals. Is that correct?

Applicant's Representative: That's correct. Not now or in the future.

Zoning Administrator: Where are the children of congregants during services or functions/events? Are they with their parents or engaged in activities elsewhere? Are they monitored by an adult?

Applicant's Representative: They may attend services, but for those that do not, they are cared for in the detached building.

Zoning Administrator: Are all the services, functions, or activities that take place on the premises held indoors?

Applicant's Representative: None of the services or activities occur outside, except the children play outside.

Zoning Administrator: Do any of the services, functions, or activities of this synagogue take place on the public right-of-way, such as sidewalks, parkways, or roadways?

Applicant's Representative: Services do not take place on the public right-of-way. However, people use the sidewalks to walk to services.

Zoning Administrator: What are the hours of operation of all the services, activities, and functions? Can you provide the earliest start and latest ending times?

Applicant's Representative: Morning prayer is from 7:40 a.m. to 8:30 a.m. Friday night services are from 4:30 p.m. to 8:15 p.m. Saturday morning services are from 9:00 a.m. to 11:30 a.m. Saturday evening services are from 4:30 p.m. to 8:15 p.m. Holidays follow similar schedules. More specific and complete information will be provided.

Zoning Administrator: Are there any services, activities, or functions that take place after 10 p.m.?

Applicant's Representative: Do not think so but will confirm.

Zoning Administrator: This property is within an area where the City cannot impose minimum parking requirements. However, the narrative submitted indicates that there is a parking lot for the use of congregants. Where is that located?

Applicant's Representative: There is a valet service for a parking lot on La Brea Avenue. It is usually easier for congregants to walk.

Zoning Administrator: Are there loudspeakers or amplified sound for speech or music used in conjunction with any of the services, activities, or functions? Inside only? Or also outside?

Applicant's Representative: The only time is for Purim, which includes music indoors and outdoors but will confirm.

The hearing was then opened for public testimony. There were 181 people in attendance. There were 65 speakers, including Charles Turner, representing City Council District 5, who read a statement in support that was also submitted; Mark Alpers, representing the Greater Wilshire Neighborhood Council, who asked for the record to be kept open for two weeks; and Kristina Kropp of Luna & Glushon, representing the Citrus Square Neighborhood Association, who requested the record be kept open for four weeks and cited safety and noise concerns, housing that requires protection, and the hours of operation described as inaccurate. Of those who spoke, 39 were in support and 26 in opposition. The hearing lasted approximately four hours and 15 minutes. The points made are summarized as follows:

#### Summary of Testimony in Support of the Applicant's Request

##### *Accessible Location/Safety/Security*

- The La Brea location was a problem. There are no street lights. There are homeless and mentally disturbed people, half naked, throwing feces.
- The security guards are volunteers with Magen Am. They have a concealed weapons permit and work with LAPD to patrol the neighborhood. Their presence helps the entire neighborhood.
- The guards wear suits, not uniforms.
- Neighbors rely on Magen Am to help when they are in need instead of LAPD because LAPD is underfunded.
- Generally, attendees walk to services. There is no driving on Shabbat and religious holidays, so congregants need a place of worship in their neighborhood. On Shabbat and religious holidays, they do not have phones with them, so there is a heightened need for security.
- The synagogue's presence and increased foot traffic has improved security in the neighborhood.
- It is easier to walk to synagogue when it is in the neighborhood, especially for older congregants and families with young children.

#### *Community Building/Property Values/Spiritual Guidance/Teaching*

- The synagogue grew organically and has revitalized and created an increased and warm sense of community in the neighborhood.
- The synagogue provides a sense of belonging and is a welcoming space in the face of rising antisemitism.
- The synagogue is a huge lift to the community and has brought positivity.
- The rabbi and his wife are highly regarded, and the rabbi's leadership is drawing a great congregation.
- The rabbi donated the property for its use as a synagogue.
- The synagogue meets a need that is not provided elsewhere.
- The synagogue provides a place to develop relationships.
- Attendance has changed people's lives.
- The neighborhood is changing. There are more young families.
- People congregating on the sidewalk is socially positive, not a bad thing.

#### *Limited Impact.*

- Generally, attendance is not large. Weekday services are short and are attended by only 10-15 people for a duration of only 45 minutes in the morning and 30 minutes in the evening.
- Most of the attendance and larger crowds are on Shabbat (Friday and Saturday).
- There is no driving on Shabbat or religious holidays, so congregants are not taking up parking spaces.
- Lots of the noise complaints are from when the services were required to be outside during the Covid 19 pandemic. As soon as they were allowed inside, the services were moved inside.
- Neighbors cannot pretend this is a quiet neighborhood. The area is impacted by other uses. Residents in the apartments on Sycamore Avenue use this

neighborhood for additional parking. The Ralphs Supermarket, which is one of its busiest stores, has trucks pulling into the neighborhood in the early morning.

- Parking is only an issue on garbage pickup days.
- Singing and dancing is only for about an hour.
- The noise is mostly singing. They cannot play music on Shabbat or religious holidays.
- Children playing outside try to be respectful.
- The Torah parade happens once in a decade.
- Very few problems have been voiced directly to the rabbi for him to know about an issue and for him to take action. Beis Medrash has implemented changes in response to complaints when they hear about them.
- Congregants want an open line of communication/dialog with neighbors.

### Summary of Testimony Opposed to the Applicant's Request

#### *CEQA*

- The Categorical Exemption (CE) 1 for existing facilities does not apply/is improper because the property was never permitted for institutional use. The former use was residential. There will be significant impacts on the historic property.
- There have been no assessments for noise, parking, or traffic.

#### *Illegal Operation/Misrepresentation/Violations/Security/Safety*

- There is a history of violations on the property.
- Illegal construction went on for a year.
- The rabbi misrepresented that he lived in the duplex.
- The detached accessory building was built before there was a synagogue there. The rabbi and his family have been using it.
- The rabbi uses the premises as a commercial address for his substance abuse service.
- The remodel of the premises was done as a residence in preparation for it becoming a synagogue.
- The hours of operation provided with the application are not accurate. The use extends beyond the hours provided.
- The list of holidays and evening services cited by the applicant is incomplete. Many observed holidays are not on the list.
- It is unfair that the synagogue has operated illegally and is seeking absolution after the fact. They should not be rewarded for their previous rule breaking.
- If the applicant had been more honest upfront there would be less resistance now. Community outreach should have occurred before they started the entitlement process.
- They shut down Orange Drive to dance and play loud, percussive music.
- They have left trash containers on their front lawn.
- The property has never been inspected.
- There is no signage to indicate it is a synagogue, and no information is provided on its website.

- The maximum occupancy supplied by the applicant is questionable.
- After services, congregants linger on the property, and the children play outside, running into the streets with minimal supervision or unattended.
- The children cared for in the detached accessory building are not properly supervised.
- There are security concerns. The synagogue makes the neighborhood a target.
- It's a fallacy they feel unsafe on La Brea Avenue due to the homeless population. The subject location is only two/three blocks away.
- When complaints are addressed, they quiet down for only a short period of time. Public promises have been made, but they are never kept.
- Children and adults stop to chat and block traffic.
- What about fire safety, fire suppression systems, ADA compliant access? The use is a fire hazard.

#### *Incompatible with Residential Area*

- The area is small and quiet and residential for a reason.
- Residential property is more affordable than commercial property. Approval of the applicant's request is a slippery slope and would set a precedent for others in the neighborhood.
- The use conflicts with the historic status of the neighborhood.
- Housing should be protected. The project eliminates three dwelling units. The City wants to build and preserve housing, but this project eliminates housing.
- If property is being rezoned for an institution, review is required.
- The services are disruptive to the neighborhood.
- The security guards are scary/have a chilling effect, even when they are in plain clothes. They change the residential character of the neighborhood.
- Having over 100 people on the streets is scary.
- Setup and takedown after events are disruptive and invasive. People and equipment occupy the public areas.
- The noise is persistent, excessive, unbearable, unpredictable, and can last for hours.
- There is chanting in the backyard at 3:00 a.m.
- The outdoor Purim celebration involved incredibly loud music from a flatbed truck.
- Many congregants spend time outside because the services are so long on the high holidays.
- Sound making devices are not allowed by the Noise Ordinance.
- People are constantly walking on the sidewalks.
- Many congregants come from outside the neighborhood. Attendees park daily, except for non-driving days. Parking spaces are taken up by congregants.
- Congregants who do not drive on Shabbat or religious holidays, drive and park in the neighborhood in advance and leave their car there until after.
- Approving the synagogue use here means there is no Zoning Code.
- Photos and videos submitted demonstrate how this synagogue is incompatible with the neighborhood.
- The use has not been a good neighbor. They have never tried to address complaints.

- There is a constant flow of people to and from the property.
- The ground floor of the main building is designed for a single family, not a hundred people.
- After services, congregants linger on the property, and the children play outside, running into the streets with minimal supervision.
- There is lots of backyard activity. The backyard is a playground for noisy kids. They throw balls into neighboring property.
- There are multiple areas to locate that are in commercial areas.
- There are many other synagogues.
- Tenants have been lost due to the noise.
- Institutions have crowds that behave differently than residents.

*Other*

- RLUIPA only prohibits the government from imposing a substantial burden. It does not mean that religious uses must be approved everywhere. The government can require conditions related to public health and safety.
- If the request is approved, robust and enforceable conditions of approval are needed.

At the conclusion of the public hearing, the Zoning Administrator took the applicant's project under advisement and left the record open until the end of the day on October 10, 2025, to allow time for the Greater Wilshire Neighborhood Council to meet, consider the project, and submit a letter; for stakeholders to be able to submit additional comments; and for the applicant to provide additional information about the project regarding holidays and hours of operation, including evening observance, and consider the input from Council District 5 and the Greater Wilshire Neighborhood Council.

### **BASIS FOR CLASS 2 CONDITIONAL USE PERMIT**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Class 2 Conditional Use Permit from the Zoning Administrator are located within Chapter 1, Section 12.24 W of the Los Angeles Municipal Code. In order for the Conditional Use Permit to be authorized, certain designated findings have to be made.

### **GENERAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS, PURSUANT TO LAMC, CHAPTER 1A, SECTION 13B.2.2**

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a rectangular-shaped, approximately 7,832 square-foot lot, with approximately 130 feet of frontage on the south side of West 2<sup>nd</sup> Street and

approximately 54 feet of frontage on the east side of South Orange Drive. The subject property is located within the jurisdiction of the Wilshire Community Plan, which designates the subject property for Low Medium I Residential land uses, corresponding to R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zones. The subject property is in the R2-1 Zone, consistent with its Plan land use designation. The property is improved with an approximately 5,400 square-foot two-story main building (duplex), having approximately 2,800 square feet on the first level and approximately 2,600 square feet on the second level, and a detached two-story accessory building (garage on the first level and residence on the second level), having approximately 638 square feet on each level, originally constructed in 1926. Records show the property was acquired by the applicant on August 13, 2020.

The applicant is requesting approval of a Class 2 Conditional Use Permit (CUP) to legalize the conversion of an existing duplex and the first level of a detached accessory building into a house of worship (synagogue), operating as Beis Medrash of Hancock Park. The applicant proposes no exterior alterations to the buildings or landscaping. The first floor of the main structure is used for worship services, portions of which are outfitted with tables and chairs that are not fixed in place; the second floor remains a residence for caretakers of the property. The first level of the detached accessory building is used only for children under the age of eight years not attending services with their parents to play and learn inside during Shabbat and holiday services. There is no other use of the first level of the detached accessory building. Children are allowed in the backyard only with an adult present. The second level of the detached accessory building is a residence and not a part of the applicant's request. There is no onsite parking.

As presented by the applicant, programming consists of daily morning services; Shabbat services, which include Friday night and Saturday day and evening services; 10 annual religious holiday services, the number of days and programming for which varies depending on the holiday; and a maximum of 12 symposiums in a year, with no more than two in any one month. Conditions imposed regarding programming align with the project as presented by the applicant and include volunteered measures; programming was not otherwise restricted.

The project has and will continue to provide a community-based house of worship that enhances the religious education, spiritual, social, and safety needs of its congregants and visitors, filling a vital need of the local Jewish community. Of the 301 letters and emails received by the Zoning Administrator, 158 were in support of the applicant's request, including letters from the Greater Wilshire Neighborhood Council and Councilwoman Katy Yaroslavsky of the Fifth City Council District. At the public hearing on September 10, 2025, of the 65 individuals who provided testimony, 39 spoke in support of the project, including Charles Turner, representing City Council District 5, and Mark Alpers, representing the Greater Wilshire Neighborhood Council. Reasons for support, expressed in correspondence and testimony, centered around the accessibility, safety, and security of the location and the

community building, spiritual guidance, teaching, and leadership of the religious practice and programming provided.

Therefore, the project performs a function and provides a service that is essential and beneficial to the community and city.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The conditions of approval imposed herein were either presented by the applicant as part of the project or determined by the Zoning Administrator to be the least restrictive means of furthering the City's compelling interest in protecting the health and safety of residents in the subject neighborhood. Aside from the conditions of approval specifically tailored to Beis Medrash of Hancock Park, the applicant is also subject to conditions of approval typically imposed on all discretionary entitlements, which includes a requirement to comply with all Code regulations, except as such regulations are specifically varied by the subject grant.

The property has been used as a house of worship (synagogue) for at least three years. The applicant is requesting approval of a Class 2 Conditional Use Permit (CUP) to legalize the conversion of the duplex and the first level of the detached accessory building into a house of worship (synagogue). The applicant's request has elicited significant opposition from some neighbors. Of the 301 letters and emails received by the Zoning Administrator, 143 were opposed to the applicant's request, including the Citrus Square Neighborhood Association, represented by Luna & Glushon. At the public hearing on September 10, 2025, of the 65 individuals who provided testimony, 26 spoke in opposition to the project, including Kristina Kropp of Luna & Glushon. The concerns voiced by neighbors centered around claims of improper California Environmental Quality Act (CEQA) review and clearance, unpermitted operations/Code violations, security and safety issues, and the house of worship (synagogue) as operated being incompatible with the residential area.

#### *Location*

The subject site is an R2-zoned 7,832 square-foot lot, improved with a 1926 two-story duplex and two story detached accessory building, situated at the southeast corner of West 2<sup>nd</sup> Street and South Orange Drive. The improvements on the property are designated as a contributor to the Citrus Square Historic District, which is listed in the National Register of Historic Places and the California Register of Historic Resources. The site is surrounded by other R2-zoned properties improved predominately with duplexes of similar size and architectural design. As such, no permit for new construction, addition, exterior alteration, demolition, relocation, or removal of any structure can be issued for any project in the Citrus Square Historic District, without the written approval or permit signoff for proposed work from the

Department of City Planning, Office of Historic Resources. Consequently, the approval granted herein prohibits the applicant from altering the property without prior review and signoff from the Office of Historic Preservation and prohibits any expansions without the approval of a subsequent Plan Approval. Signage is also subject to review by the Office of Historic Resources and, if approved, is limited to what is allowed in a residential zone.

Opponents of the applicant's request have argued that the synagogue use belongs on commercially zoned property or if in a residential zone, at the edge of it, and that there are such available locations. They have also expressed concerns about fire safety and access, and the removal of three housing units. Some in opposition requested that robust, enforceable conditions be imposed if the applicant's request is approved.

According to the applicant, Rabbi Kalmenson of Beis Medrash, he moved into the first-level unit of the duplex "more than 10 years ago and it was their family home for years". The applicant states that friends and family were invited on Friday nights for informal Shabbat services, and over the years, more neighbors started to join them. The applicant states the intention was for Friday night Shabbat services to remain as an informal gathering in his home, but with the advent of the Covid 19 pandemic, which forced gatherings outside, more neighbors joined them. The number of attendees grew organically by word of mouth, and eventually the synagogue Beis Medrash was formed.

As the number of congregants grew, the applicant sought a location on La Brea Avenue. However, because congregants wear traditional attire and walk to services, the applicant states several attendees were harassed and threatened. In addition, the distance was too far for some elderly or infirm congregants to walk, which impeded their attendance. Citing an increase in antisemitic incidents, the applicant states there was a decision to move the services back to the subject site.

Opponents have stated that the applicant's request should be denied because there are other more suitable locations conveniently located. However, the Zoning Administrator has limited her consideration of the project to whether to approve or deny the project at this location, because that is the applicant's request; the Zoning Administrator did not consider denying the project because there may be other suitable locations available elsewhere. Further, as was expressed in testimony at the public hearing, synagogues cater to different sectors of Judaism; other synagogues that are within walking distance do not necessarily exercise the practice of Judaism the same as Beis Medrash of Hancock Park. Synagogues are not interchangeable, and congregants should not be compelled to attend a synagogue that does not align with their religious practice just because it is within walking distance.

The Zoning Code (LAMC, Chapter 1, Section 12.24 W.9) expressly allows

“churches” (i.e. houses of worship, religious institutions) in the R2 Zone, among other zones, by Conditional Use Permit. This indicates such uses are allowed in these zones with the imposition of conditions of approval, as appropriate, if the required findings, which include consideration of public health and safety, can be made in the affirmative by the Zoning Administrator.

There are multiple examples of houses of worship in residential zones:

Name	Location	Zone	Authorizing Zoning Entitlement
Adat Yeshurun Valley Sephardic Congregation	12405 Sylvan St	R1	ZA-1990-0335-CUZ-ZV
Valley Beth Israel	13060 Roscoe Bl	RA	ZAI-2654
Shaarey Hahayim Congregation	12500 Emelita St	R1	ZA-2005-7706-CU
Temple Judea	5429 Lindley Av	RA	APCSV-2008-9911-CU-ZV-BL
Eretz Synagogue & Cultural Center	6170 Wilbur Av	RA	CUZ-83-087
Chabad of North Hollywood	13079 Chandler Bl	R1	ZA-2007-4635-CU-ZV-ZAI
Stephen Wise Temple	15500 Stephen S Wise Dr	RE40	ZA 17942
Valley Village Community Kollel	12422 Chandler Bl	RD1.5	ZA-1993-0899-PAD
Young Israel of Northridge	17511 Devonshire St	RE11	ZA-1989-0026-CUZ-ZV
Temple Beth Hillel	12326 Riverside Dr	R3 & R1	CPC 1916
Ohr Gedalyahu Synagogue	11748 Riverside Dr	RD1.5	ZA-2021-10114-CU-SPP-HCA
Shuva Israel Los Angeles	4952-54 Encino Av	RA	ZA-2020-179-CU-1A

Opponents of the project have expressed concerns regarding excess occupancy on the premises, fire safety, and access. In response, the Zoning Administrator has limited the occupancy of the property to the numbers presented by the applicant as being consistent with the California Fire Code but has also stipulated those numbers can be reduced by the Department of Building and Safety and/or the Fire Department for the purposes of public safety. Further, the Zoning Administrator has

required children being cared for in the detached accessory building be supervised by an adult and that the maximum number of children allowed may be further reduced by any required State licensing or permitting to meet any required minimum indoor activity space per child. The floor plans are also subject to review by the Departments of Building and Safety and Fire for fire safety and access requirements, including that required by the Americans with Disabilities Act (ADA).

The property is designated as a Housing Element Site identified in the 2021-2029 Housing Element's Site Inventory and subject to replacement requirements. Project applicants must either complete a No Net Loss Declaration or, if not eligible, receive a Housing Element Replacement Unit Determination (RUD) from the Los Angeles Housing Department (LAHD). Los Angeles County Assessor records indicate that there were three housing units on the property. As of when the subject grant was issued, the applicant had not submitted their application to LAHD for a RUD, though advised to do so. Consequently, the Zoning Administrator has required the applicant to apply for a RUD within 30 days of the grant's effective date; the applicant is also required to comply with any requirements of the RUD.

#### *Size and Height*

The project is the legalization of the conversion of an existing two-story duplex and the first level of the detached accessory building into a house of worship (synagogue) use. No changes have been requested or approved herein to expand the size or height of the existing buildings. Any alterations would be subject to review and approval by the City Planning Department's Office of Historic Preservation, and any expansion would also be subject to a Plan Approval or new Conditional Use Permit.

#### *Traffic and Parking*

Neighbors have complained about increased parking demand and traffic generated by attendees. While most attendees live in the neighborhood and can walk to the synagogue, some attendees drive and park in the neighborhood. Though religious practice prohibits driving on Shabbat and most holidays, it is recognized that some attendees drive and park in the neighborhood, some in advance of the holiday and drive away after the holiday concludes, when driving is permitted. Nonetheless, no limitation on attendees parking in the neighborhood has been imposed; street parking in front of residences is available to anyone and not reserved for those who live at a particular address.

However, since there have been complaints of attendees illegally parking their vehicles, a condition has been imposed requiring Beis Medrash to regularly remind congregants and attendees to park their vehicles only in a manner and in locations that are legal. When valet service is provided, the service is required to comply with Municipal Code provisions. Valets are required to park vehicles in the parking lot retained by Beis Medrash and not on the public streets.

No minimum automobile parking requirements have been imposed, because the site is within an area subject to Assembly Bill (AB) 2097 (2022). As such, public agencies, including City of Los Angeles departments, are prohibited from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project within one-half mile of a major transit stop, with limited exceptions that do not apply to the subject project.

The subject property is two blocks east of La Brea Avenue, which is a heavily traveled and vibrant commercial corridor in the C2 Zone; the property is also one-half block east of multifamily buildings in the R3 Zone. According to correspondence and testimony, noise, traffic, and parking impacts from these busy areas regularly spill over into the subject neighborhood.

### *Operations*

Neighbors have expressed displeasure, annoyance, concern, and frustration with various aspects of the synagogue's current operations. Some of this stems from the synagogue operating without approval of a Conditional Use Permit for several years. In addition, to operating an unpermitted use, which complainants believe should not be rewarded with an approval, neighbors complain about noise, especially at late hours, crowds of people on sidewalks and crossing streets, lack of proper waste management, and inadequate response to complaints.

As presented by the applicant, programming consists of daily morning services; Shabbat services, which include Friday night and Saturday day and evening services; 10 annual religious holiday services, the number of days and programming for which varies depending on the holiday; and a maximum of 12 symposiums in a year, with no more than two in any one month. There are no weddings, funerals, or daycare other than the care of younger children while their parents attend religious services on Shabbat and holidays.

Generally, programming does not start prior to 7:30 a.m. or conclude later than 10:00 p.m., with limited exceptions to allow for religious practice on specific special holidays. The only programming that takes place outside is when children are allowed to play during Saturday and holiday services, and only when supervised by an adult, and on Sukkot when attendees gather under the sukkah.

The programming approved for conditional use herein is limited to what was presented by the applicant. Any expansion in programming is subject to the subsequent review and approval of a new application, Plan Approval or Conditional Use Permit, as appropriate. Special events that use the public right-of-way (sidewalks, streets), such as the Torah dedication celebrations, cited as having taken place and disrupting the neighborhood on April 8, 2022, and August 17, 2025, are permitted but require a Special Event Permit from the Department of Public Works, Bureau of Street Services, the review of which may require coordination and approval from other City departments, such as Transportation, Police, Fire, and

### Building and Safety.

Though the synagogue has been operating without a Conditional Use Permit for several years, the applicant has now submitted the required request and has demonstrated a willingness to abide by conditions of an approval and has volunteered conditions felt responsive to community concerns. Many of these have been incorporated into a Good Neighbor Program condition, which requires a contact for questions, concerns, and complaints and response within 24 hours, information on the Beis Medrash of Hancock Park website regarding dates of holidays and events, and regular communication with neighbor representatives for information exchange and problem resolution.

Project opponents have complained about attendees lingering on the premises, unsupervised children, pedestrian congestion on the sidewalk and streets, and reported misbehavior of some attendees, such as publicly visible vomiting, urination, and other alcohol-related incidents. These concerns have been addressed by a condition that requires Beis Medrash to remind congregants and/or attendees to be mindful of its residential neighbors by conducting themselves respectfully, including avoiding excessive noise especially in the evening when arriving and departing the property, not impeding pedestrians on the sidewalk or vehicles on the streets, and leaving the premises within 30 minutes after the conclusion of worship services, programs, or events. Children have been required to be supervised at all times. On occasions of higher attendance, designated monitors are required to oversee vehicular drop off and pick up, sidewalk safety, and street crossing.

Conditions volunteered by the applicant have been incorporated as appropriate. Such conditions are considered part of the proposed project and cannot be disregarded later because they were initially volunteered. Once imposed as a condition of approval, compliance is required unless modified or eliminated by the granting of a subsequent Plan Approval.

Conditions of approval suggested or recommended by City Council District 5 and stakeholders, including neighbors, the Greater Wilshire Neighborhood Council, and the Citrus Square Neighbors Association were considered by the Zoning Administrator have been incorporated as feasible and appropriate. Conditions thought to violate the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) by imposing a substantial burden on religious activities without a compelling interest or use of the least restrictive means, were not imposed.

The approval granted herein requires compliance with the City's noise provisions in Chapters IV and XI that address loud and raucous noise, unruly gatherings, amplified noise, HVAC equipment noise, and general unnecessary and unusual noise. Music is limited to specific occasions and indoors only. Music can only be lightly amplified and must conclude by 10:00 p.m., with an exception for Selichot, when it is permitted to conclude later. No sound speakers are permitted outside, and

no indoor sound speakers are permitted to be directed outdoors. The noise mitigation installed on the gate by Beis Medrash is required to be maintained. Clean up associated with events cannot exceed two hours and cannot be conducted after 10:00 p.m. to minimize the impact on neighbors. The public right-of-way cannot be obstructed by deliveries of provisions, supplies, or equipment. Outdoor lighting is required to be shielded and directed onto the site and away from other properties; flood lights at night are prohibited. The applicant is required to maintain the premises, sidewalk, and parkway free of debris and litter. Waste receptacles appropriate for an institutional use are required, must be enclosed and kept closed, and must be retrieved and returned to the property on the same day as collection.

Concerns were expressed regarding the presence of the synagogue making the neighborhood a target of antisemitism, and the presence of the private security services creating a chilling effect on the neighborhood. One of the applicant's stated reasons for locating in the subject neighborhood was to reduce the synagogue's visibility in the face of rising antisemitism. However, the synagogue provides its own private security services through Magen Am, which coordinates with the Police Department. To reduce its visual impact on the neighborhood, Beis Medrash has agreed that security personnel will be in plain clothes with any weapons hidden, so as not to create an intimidating presence in the neighborhood.

There were requests for conditions to authorize inspections and discontinue the Conditional Use Permit if the applicant leaves. The Zoning Administrator did not see a need to create special conditions for those situations. LAMC, Chapter 1A, Section 13B.2.D.5 provides authority to conduct inspections to verify compliance with any and all imposed conditions, and any non-compliance is subject to a notice to correct the deficiencies within a specified time period. If deficiencies are not corrected in a timely manner revocation proceedings may commence. In addition, pursuant to LAMC, Chapter 1A, Section 13B.2.H.5 (Discontinuance of Use), if a conditional use is abandoned or is discontinued for a continuous period of one year, it cannot be re-established unless a new Conditional Use Permit is granted. As such, without a new Conditional Use Permit, the use of the property would be limited to R2 land uses.

Previous unpermitted use of the property for a house of worship should not prevent its appropriate legalization. However, past disregard has been taken into account in imposing conditions of approval. Due to concerns and distrust expressed by community residents and requests for a subsequent check-in, the Zoning Administrator imposed a term of two years for the subject Conditional Use Permit, after which the applicant is required to apply for a Plan Approval to review the effectiveness of, and compliance with, the conditions imposed herein. Typically, public notification for such Plan Approvals is only to adjoining and abutting property owners. However, because of the level of concern in the neighborhood, the notification for such Plan Approval and any Plan Approvals initiated by the applicant to request changes has been required to go to owners and occupants of property within a 300-foot radius of the synagogue, which is the same notification required for

a new Conditional Use Permit.

A Plan Approval will also be required if there is documented evidence of continued violation of the conditions of approval. The applicant is also required to provide any new owner or operator with a copy of the conditions within 30 days of the acquisition. A Plan Approval may be required if it is determined that the new owner or operator is not in compliance with the conditions of approval.

Therefore, with the conditions imposed herein, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

**3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the city into 34 community plans. The subject property is located within the jurisdiction of the Wilshire Community Plan, which designates the subject property for Low Medium I Residential land uses, corresponding to R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zones. The subject property is in the R2-1 Zone, consistent with its Plan land use designation. The Zoning Code allows houses of worship in residential zones by Conditional Use Permit. The Wilshire Community Plan does not directly address houses of worship/religious institutions in either residential or commercial zones. The Plan includes the following goal: Goal 1- Provide a safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the Wilshire Community.

The Conditional Use Permit granted herein indirectly addresses this goal by legalizing an existing house of worship (synagogue) in a low-density residential neighborhood, thereby allowing their synagogue within walking distance of their homes, to serve the unique needs of the Jewish Orthodox community residing there. In granting the Conditional Use Permit, the Zoning Administrator has imposed a set of conditions that preserve the safety, security, and high quality of the residential environment, including but not limited to preserving the property's contribution to the Citrus Square Historic District (see Finding No. 2).

With regard to the Housing Element of the General Plan, the subject property is designated as a Housing Element Site identified in the 2021-2029 Housing Element's Site Inventory and subject to replacement requirements. Project applicants must either complete a No Net Loss Declaration or, if not eligible, receive a Housing Element Replacement Unit Determination (RUD) from the Los Angeles Housing Department. Los Angeles County Assessor records indicate that there were three housing units on the property. Consequently, the Zoning Administrator has required the applicant to apply for a RUD within 30 days of the grant's effective date; the applicant is also required to comply with any requirements of the RUD.

Therefore, the project substantially conforms with the purpose, intent and provisions of the General Plan and the applicable community plan. The property is not subject to any specific plan.

#### **ADDITIONAL MANDATORY FINDINGS**

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is outside the flood zone.

#### **APPEALS**

##### **WHO CAN FILE AN APPEAL**

An applicant or any other person aggrieved by the Decision may file an appeal.

##### **HOW TO FILE AN APPEAL**

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

##### **ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)**



QR Code to Online Appeal Filing

**Online Application System (OAS):** The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

**IN-PERSON APPEAL FILINGS**



QR Code to Forms for In-Person Appeal Filing

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

**DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS**

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	<a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a>
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	<a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a>
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	<a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### **DETERMINATION EFFECTIVE DATE**

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

### **SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS**



QR Code to BuildLA  
Appointment Portal  
for Condition  
Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at [appointments.lacity.org](https://appointments.lacity.org) after the effective date of the determination.

See instructions on how to prepare for your appointment at [planning.lacity.gov/project-review/case-filings](https://planning.lacity.gov/project-review/case-filings)

Inquiries regarding the matter shall be directed to Alan Como, Senior City Planner, Department of City Planning, at 213-847-3633 or [alan.como@lacity.org](mailto:alan.como@lacity.org).



PHYLLIS NATHANSON  
Associate Zoning Administrator

PN:AT:mc

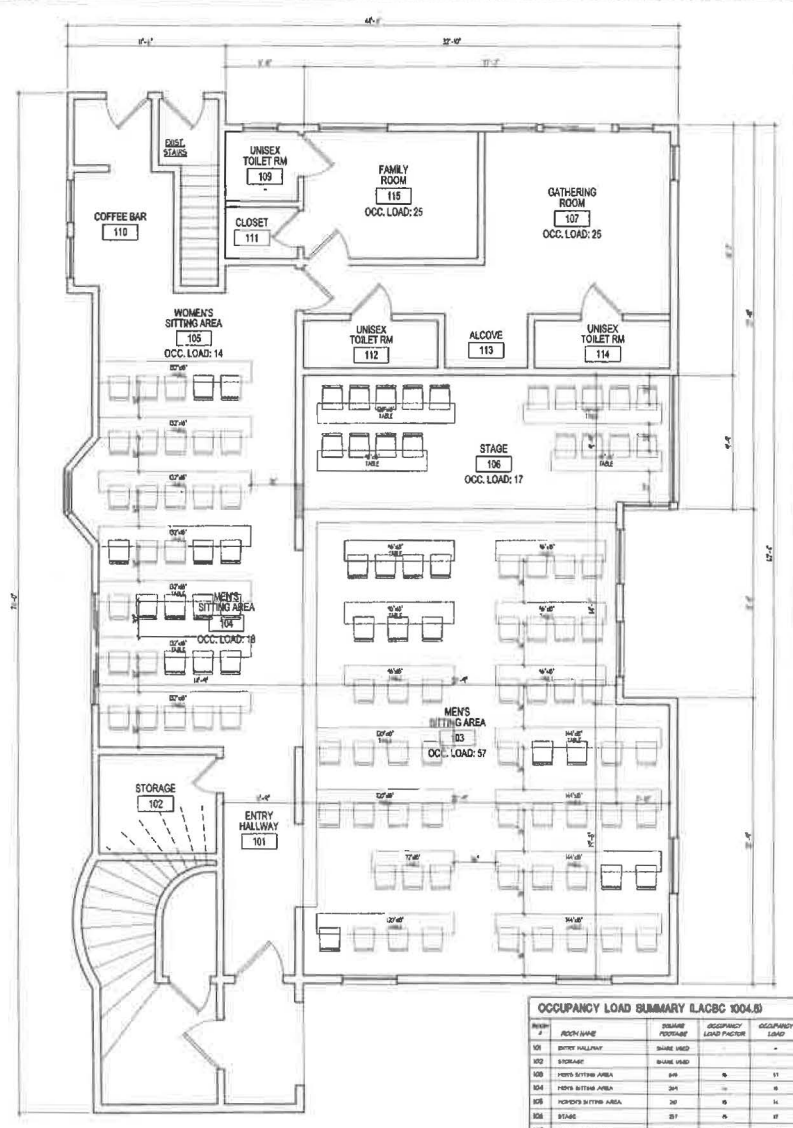
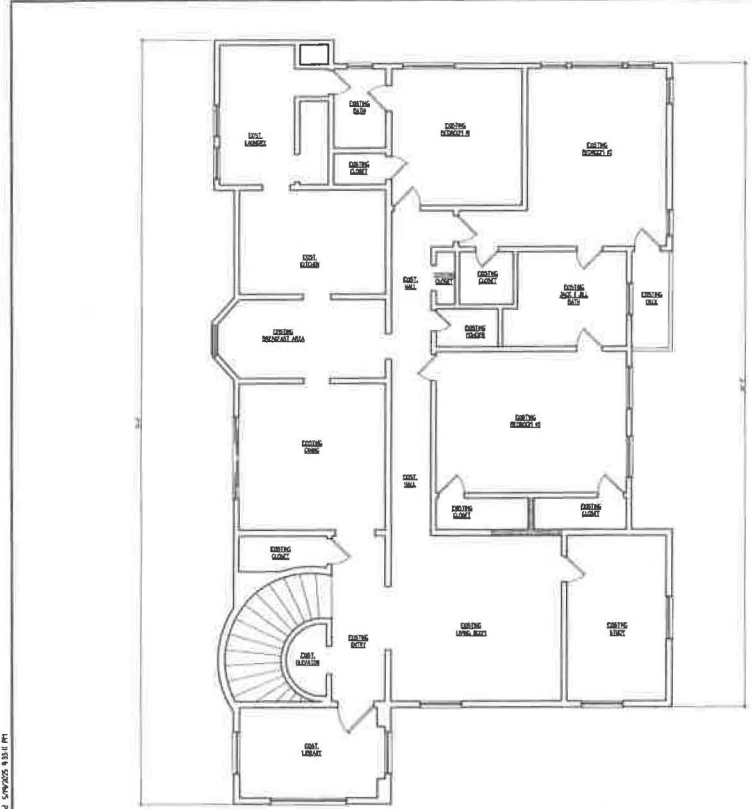
cc: Councilmember Katy Young Yaroslavsky  
Fifth District  
Adjoining Property Owners  
Interested Parties

PROJECT NAME:  
**ORANGE DR.**  
 PROJECT INFORMATION:  
**200 S ORANGE DR., LOS ANGELES, CA 90036**  
 PROJECT DEVELOPER:  
**OCCUPANT LOADS**

OWNER:  
**200 S ORANGE DR.  
 LOS ANGELES, CA 90036  
 90036**  
 PROJECT:  
 ORANGE DR. 25.921  
 DRAWN BY:  
 VCGS/AD 04.2023  
 REVISION/REVISIONS:  
 PC SUR. 05.2023

\* DO NOT SCALE DIMENSIONS OR DIMENSIONS  
 \* ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED  
 OTHERWISE.  
 \* ALL DIMENSIONS SHALL BE CONFIRMED ON-SITE BEFORE  
 PROCEEDING WITH THE WORK.  
 \* VDCALLC SHALL BE NOTIFIED IN WRITING OF ANY  
 DISCREPANCIES.  
 \* ANY REVISIONS REQUIRED ON THIS SHEET ARE APPROVED BY  
 VISUALCADC ONLY.  
 \* NOT FOR CONSTRUCTION UNLESS SHOWN APPROVED BY  
 BUILDING DEPARTMENT TO BE USED FOR PERMIT STUDY  
 PURPOSES.

SHEET TITLE:  
**FLOOR PLANS**  
 SCALE:  
 AS NOTED  
**A2**  
 SHEET OF



**EXHIBIT "A"**  
 Page No. 1 of 1  
 Case No. ZA-2024-6488-CU2

**OCCUPANCY LOAD SUMMARY (IACBC 1004.5)**

ROOM #	ROOM NAME	FINISH AREA	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
101	ENTRY HALLWAY	308	0	0
102	STORAGE	308	0	0
103	COFFEE BAR	308	1	308
104	WOMEN'S SITTING AREA	308	1	308
105	WOMEN'S SITTING AREA	308	1	308
106	STAGE	308	0	0
107	STORAGE	308	0	0
108	STORAGE	308	0	0
109	UNISEX TOILET ROOM	308	0	0
110	COFFEE BAR	308	1	308
111	CLOSET	308	0	0
112	UNISEX TOILET ROOM	308	0	0
113	ALCOVE	308	0	0
114	UNISEX TOILET ROOM	308	0	0
115	FAMILY ROOM	308	1	308
116	STORAGE	308	0	0
117	STORAGE	308	0	0
118	STORAGE	308	0	0
119	STORAGE	308	0	0
120	STORAGE	308	0	0
121	STORAGE	308	0	0
122	STORAGE	308	0	0
123	STORAGE	308	0	0
124	STORAGE	308	0	0
125	STORAGE	308	0	0
126	STORAGE	308	0	0
127	STORAGE	308	0	0
128	STORAGE	308	0	0
129	STORAGE	308	0	0
130	STORAGE	308	0	0
131	STORAGE	308	0	0
132	STORAGE	308	0	0
133	STORAGE	308	0	0
134	STORAGE	308	0	0
135	STORAGE	308	0	0
136	STORAGE	308	0	0
137	STORAGE	308	0	0
138	STORAGE	308	0	0
139	STORAGE	308	0	0
140	STORAGE	308	0	0
141	STORAGE	308	0	0
142	STORAGE	308	0	0
143	STORAGE	308	0	0
144	STORAGE	308	0	0
145	STORAGE	308	0	0
146	STORAGE	308	0	0
147	STORAGE	308	0	0
148	STORAGE	308	0	0
149	STORAGE	308	0	0
150	STORAGE	308	0	0
151	STORAGE	308	0	0
152	STORAGE	308	0	0
153	STORAGE	308	0	0
154	STORAGE	308	0	0
155	STORAGE	308	0	0
156	STORAGE	308	0	0
157	STORAGE	308	0	0
158	STORAGE	308	0	0
159	STORAGE	308	0	0
160	STORAGE	308	0	0
161	STORAGE	308	0	0
162	STORAGE	308	0	0
163	STORAGE	308	0	0
164	STORAGE	308	0	0
165	STORAGE	308	0	0
166	STORAGE	308	0	0
167	STORAGE	308	0	0
168	STORAGE	308	0	0
169	STORAGE	308	0	0
170	STORAGE	308	0	0
171	STORAGE	308	0	0
172	STORAGE	308	0	0
173	STORAGE	308	0	0
174	STORAGE	308	0	0
175	STORAGE	308	0	0
176	STORAGE	308	0	0
177	STORAGE	308	0	0
178	STORAGE	308	0	0
179	STORAGE	308	0	0
180	STORAGE	308	0	0
181	STORAGE	308	0	0
182	STORAGE	308	0	0
183	STORAGE	308	0	0
184	STORAGE	308	0	0
185	STORAGE	308	0	0
186	STORAGE	308	0	0
187	STORAGE	308	0	0
188	STORAGE	308	0	0
189	STORAGE	308	0	0
190	STORAGE	308	0	0
191	STORAGE	308	0	0
192	STORAGE	308	0	0
193	STORAGE	308	0	0
194	STORAGE	308	0	0
195	STORAGE	308	0	0
196	STORAGE	308	0	0
197	STORAGE	308	0	0
198	STORAGE	308	0	0
199	STORAGE	308	0	0
200	STORAGE	308	0	0
201	STORAGE	308	0	0
202	STORAGE	308	0	0
203	STORAGE	308	0	0
204	STORAGE	308	0	0
205	STORAGE	308	0	0
206	STORAGE	308	0	0
207	STORAGE	308	0	0
208	STORAGE	308	0	0
209	STORAGE	308	0	0
210	STORAGE	308	0	0
211	STORAGE	308	0	0
212	STORAGE	308	0	0
213	STORAGE	308	0	0
214	STORAGE	308	0	0
215	STORAGE	308	0	0
216	STORAGE	308	0	0
217	STORAGE	308	0	0
218	STORAGE	308	0	0
219	STORAGE	308	0	0
220	STORAGE	308	0	0
221	STORAGE	308	0	0
222	STORAGE	308	0	0
223	STORAGE	308	0	0
224	STORAGE	308	0	0
225	STORAGE	308	0	0
226	STORAGE	308	0	0
227	STORAGE	308	0	0
228	STORAGE	308	0	0
229	STORAGE	308	0	0
230	STORAGE	308	0	0
231	STORAGE	308	0	0
232	STORAGE	308	0	0
233	STORAGE	308	0	0
234	STORAGE	308	0	0
235	STORAGE	308	0	0
236	STORAGE	308	0	0
237	STORAGE	308	0	0
238	STORAGE	308	0	0
239	STORAGE	308	0	0
240	STORAGE	308	0	0
241	STORAGE	308	0	0
242	STORAGE	308	0	0
243	STORAGE	308	0	0
244	STORAGE	308	0	0
245	STORAGE	308	0	0
246	STORAGE	308	0	0
247	STORAGE	308	0	0
248	STORAGE	308	0	0
249	STORAGE	308	0	0
250	STORAGE	308	0	0
251	STORAGE	308	0	0
252	STORAGE	308	0	0
253	STORAGE	308	0	0
254	STORAGE	308	0	0
255	STORAGE	308	0	0
256	STORAGE	308	0	0
257	STORAGE	308	0	0
258	STORAGE	308	0	0
259	STORAGE	308	0	0
260	STORAGE	308	0	0
261	STORAGE	308	0	0
262	STORAGE	308	0	0
263	STORAGE	308	0	0
264	STORAGE	308	0	0
265	STORAGE	308	0	0
266	STORAGE	308	0	0
267	STORAGE	308	0	0
268	STORAGE	308	0	0
269	STORAGE	308	0	0
270	STORAGE	308	0	0
271	STORAGE	308	0	0
272	STORAGE	308	0	0
273	STORAGE	308	0	0
274	STORAGE	308	0	0
275	STORAGE	308	0	0
276	STORAGE	308	0	0
277	STORAGE	308	0	0
278	STORAGE	308	0	0
279	STORAGE	308	0	0
280	STORAGE	308	0	0
281	STORAGE	308	0	0
282	STORAGE	308	0	0
283	STORAGE	308	0	0
284	STORAGE	308	0	0
285	STORAGE	308	0	0
286	STORAGE	308	0	0
287	STORAGE	308	0	0
288	STORAGE	308	0	0
289	STORAGE	308	0	0
290	STORAGE	308	0	0
291	STORAGE	308	0	0
292	STORAGE	308	0	0
293	STORAGE	308	0	0
294	STORAGE	308	0	0
295	STORAGE	308	0	0
296	STORAGE	308	0	0
297	STORAGE	308	0	0
298	STORAGE	308	0	0
299	STORAGE	308	0	0
300	STORAGE	308	0	0
301	STORAGE	308	0	0
302	STORAGE	308	0	0
303	STORAGE	308	0	0
304	STORAGE	308	0	0
305	STORAGE	308	0	0
306	STORAGE	308	0	0
307	STORAGE	308	0	0
308	STORAGE	308	0	0
309	STORAGE	308	0	0
310	STORAGE	308	0	0
311	STORAGE	308	0	0
312	STORAGE	308	0	0
313	STORAGE	308	0	0
314	STORAGE	308	0	0
315	STORAGE	308	0	0
316	STORAGE	308	0	0
317	STORAGE	308	0	0
318	STORAGE	308	0	0
319	STORAGE	308	0	0
320	STORAGE	308	0	0
321	STORAGE	308	0	0
322	STORAGE	308	0	0
323	STORAGE	308	0	0
324	STORAGE	308	0	0
325	STORAGE	308	0	0
326	STORAGE	308	0	0
327	STORAGE	308	0	0
328	STORAGE	308	0	0
329	STORAGE	308	0	0
330	STORAGE	308	0	0
331	STORAGE	308	0	0
332	STORAGE	308	0	0
333	STORAGE	308	0	0
334	STORAGE	308	0	0
335	STORAGE	308	0	0
336	STORAGE	308	0	0
337	STORAGE	308	0	0