



**Project Description:** The Site is currently improved with two buildings totaling approximately 25,302 square feet of building area and a surface parking lot: 1-story, 6,993 square-foot building (Building 1) and 2-story, 18,309 square-foot building (Building 2). The Site is currently used as a church (Oasis of Mercy Church). The Project consists of a transitional kindergarten (TK) to 8th grade charter school serving 525 students with 28 employees (teachers and staff), which will include 22 classrooms, offices, outdoor eating areas and play areas, and a multi-purpose room. The Project proposes to: (i) renovate Building 1, including the removal of an existing 509 square-foot covered courtyard and add a new 2,265 square-foot outdoor lunch patio; (ii) demolish and rebuild a new Building 2 in a different location of the Site; and (iii) provide 38 vehicular surface parking spaces and 90 bicycle spaces (88 short-term and two long-term). The renovated Building 1 will provide a total of 8,749 square feet in floor area. The new two-story Building 2 will provide 29,676 square feet of floor area, inclusive of a new 6,276 square-foot concrete deck covering the onsite parking spaces. In total, the Project will provide 38,425 square feet of building floor area or a Floor Area Ratio ("FAR") of 0.754:1, which increases the existing floor area by 13,123 square feet. Pursuant to Los Angeles County Code (LACC) the Applicant requests a Conditional Use Permit to permit a school use on the Site, subject to LACC Section 22.158.050 pursuant to LACC Section 22.18.030.

**Document Availability:** The proposed IS/MND will be available for public review at the following locations beginning on March 4, 2024:

- East Los Angeles Department of Regional Planning Counter, 4801 E 3rd St, Los Angeles, CA 90022 (during normal business hours)
- East Los Angeles Library, 4837 E 3rd St, Los Angeles, CA 90022 (during normal business hours)
- Los Angeles County Planning website: <https://bit.ly/PRJ2023-004416>

**Public Comments:** Any person who wishes to comment on the proposed IS/MND must submit written comments no later than **5:00 p.m. on Wednesday, April 3, 2024** (postmarked or emailed). Written comments may be mailed to:

Christina Nguyen, Planner  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, Room 170, Los Angeles CA 90012

Written comments may also be sent by e-mail to [cnguyen@planning.lacounty.gov](mailto:cnguyen@planning.lacounty.gov) (**preferred method**).

**Public Hearing:** A public hearing before the Regional Planning Commission is scheduled on **Wednesday, April 17, 2024, at 9:00 AM**. Visit <https://bit.ly/RPC-hearings> and select hearing date for more information. The lead agency will make a determination on the project following the scheduled public hearing.

**Hazardous Waste and Substances Statement:** The proposed project site is not on any lists enumerated under Government Code Section 65962.5 including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

Para asistencia en español, por favor de contactar el Departamento de Planning y comunicarse con Christina Nguyen al [cnguyen@planning.lacounty.gov](mailto:cnguyen@planning.lacounty.gov).