

Adas Torah - an Orthodox Jewish synagogue - seeks to relocate from the Beverlywood to Pico Robertson area. Adaptive reuse of the vacant Victory Furniture building –significant façade remodel, interior floor plan changes, landscaping, minimal change to building footprint, maximum 26 ft tall, one story height: A zone variance (“ZV”) to (i) reduce required parking from 113 to 8, (ii) maintain the reduced backup distance for cars parked along the rear, and (iii) collocate one after hours loading space on existing parking.

1. **Project Applicant/Owner:** Adas Torah (“Applicant”), an Orthodox Jewish synagogue, seeks to relocate its existing neighborhood- serving synagogue from the Beverlywood to Pico Robertson neighborhoods. The synagogue has approximately 115 member families - predominantly young couples with young children.
2. **Entitlement Request:** The Applicant is seeking a zone variance (“ZV”) to (i) reduce required parking, (ii) reduce the backup distance for cars parked along the south side of the property, and (iii) collocate one loading space on one or two of the parking spaces for use during before or after hours for the adaptive reuse of the former Victory Furniture building located at 9040 W. Pico Blvd. A ZV to reduce parking (LAMC S.12.09.1 – Parking) for this exact type of land use has been approved by the Zoning Administrator on several occasions in various areas of the City – including Pico Robertson. There is also precedent by the City to approve a discretionary ZV to achieve reduced backup space distance into an adjacent alley as well.
 - a. The Applicant is requesting a ZV to reduce the required parking of 113 to the eight existing on-site provided spaces accessed from the alley to the south based on non fixed seating in the Main Sanctuary of 3,958 sq. ft., and Beit (Beth) Midrash (Def. – *Study Hall*) of 1,715 sq. ft. There could be simultaneous use of both assembly areas on non drive days.
 - i. The ZV reduction is based on the occupancy of one space per 35 sq. ft. of the Main Sanctuary (LAMC S. 12.21A.4.e; Zoning Manual Interpretation).
 - ii. The City does not require the parking ZV to reduce the number of parking spaces for ancillary uses such as childcare during services, weekday worship or religious classes/study, or onsite Adas Torah offices. The ZV is based strictly on the reduction of required parking for the Main Sanctuary assembly area.
 - b. The authority of the ZA to approve a ZV for parking is based on the strict no- drive rules of an Orthodox Jewish synagogue pertaining to Sabbath and high holidays which eliminates the likelihood for unmitigated impacts on parking, traffic and circulation.
 - c. The authority of the ZA to approve a ZV for parking space backup distance into the existing alley is based on the (i) continuation of a right that has existed at the site for decades, and (ii) ongoing operation of dozens of retail and commercial land uses along Pico Blvd that enjoy the same reduced backup distance into the adjacent alley.
 - d. The Applicant is the property owner and will be the only land use onsite once entitled.
 - e. **Orthodox Synagogue:** The existing one story, 12,467 sq ft building on five parcels totaling 19,223 sq ft will be substantially enhanced to a maximum size of 15,215 sq ft (including the existing south façade overhang) with architecturally significant facades, interior floor plan changes, and landscaping, but with minimal change to the building footprint while maintaining the one story height with a few additional feet to create a better sense of space inside the Main Sanctuary.
 - i. **Parking:** Parking in the front yard along Pico will be eliminated in order to create an attractive open area courtyard with perimeter fencing. Parking accessed from the alley to the south will be maintained.
 - ii. **Pico Main Entrance:** This is a secure synagogue -walk-ins are not permitted.
 - iii. **Front Yard Courtyard:** Create a pedestrian-friendly courtyard with perimeter enclosure and landscaping.
 - iv. **Signage:** Restricted to small donor and identification signage on the perimeter enclosure and no signs on the building facades.



PROPOSED ONE STORY ADAS TORAH ORTHODOX SYNAGOGUE
PICO BLVD. FRONTAGE

PICO BLVD. ←

SIDEWALK



NORTH
4 - STORY APARTMENT BUILDING



HLW International LLP
Architecture

4 - STORY APARTMENT BUILDING

2 - STORY APARTMENT BUILDING

4 - STORY APARTMENT BUILDING

PROPOSED ONE STORY ADAS TORAH ORTHODOX SYNAGOGUE

SITE PLAN

ALLEY →

PARKING SPACES

1 - STORY BUILDING

1 - STORY BUILDING

1 - STORY BUILDING

SANCTUARY

BEIT MIDRASH (STUDY HALL)

STUDY

RABBI'S OFFICE

WARMING KITCHEN

CHILD CARE AREAS

COURTYARD

MAIN ENTRY

STORAGE

8
7
6
5
4
3
2
1

ADAS TORAH ORTHODOX JEWISH SYNAGOGUE - 9040 W. PICO BLVD.

FACTS FOR AREA NEIGHBORS and SOUTH OF ROBERTSON NEIGHBORHOOD COUNCIL

Who is Adas Torah?

- An Orthodox Jewish synagogue seeking to relocate from the Beverlywood to Pico Robertson area with 115 families - predominantly young couples with young children.
- Adas purchased the vacant Victory Furniture building along the south side of Pico Blvd.

Tell us about the proposed changes to create the Orthodox Jewish Synagogue

- The existing one story building on five parcels totaling 19,223 sq ft will be substantially enhanced with architecturally significant facades, interior floor plan changes, landscaping, and a new enclosed front courtyard. (please see enclosed rendering)
- The Main Sanctuary will be increased to 26 ft tall to create a beautiful worship area.
- There will be security /aesthetic fencing along the north property line - a wooden sliding pedestrian gate, wood sections, and board- form concrete to mimic wood. No perimeter fence or wall will be constructed along the south property line.

Tell us about City Zoning and Building Permits.

- Adas is seeking a zone variance ("ZV") to (i) reduce on-site parking from 113 to the 8 spaces for non fixed seating in the 3,958 sq. ft Main Sanctuary and 1,715 sq. ft Beit Midrash (Def. – Study Hall)., (ii) maintain existing car backup distance into the alley, and (iii) very occasional use 2 of the 8 spaces along the alley for deliveries.
- 471 residents and owners within 500 ft will also get notices of the City hearing.
- Adas and its consultants will present to the SORO Neighborhood Council.

What can you tell us about the Orthodox Jewish Synagogue?

- Adas is a traditional Orthodox Jewish synagogue whose purpose is to promote the practice of Orthodox Judaism and the celebration of Orthodox Jewish life.
- On "drive days" Main Sanctuary services are early morning between 6:00 AM and 9:00 AM and occasional afternoon services one half hour around sunset. Service times are so restrictive so as to only attract persons from the immediate area.
- Occasional rabbi lunchtime get-togethers, and religious night classes or seminars from 7:00 PM and 9:30 PM.
- On no drive days no congregant is allowed to drive to or from the Synagogue. Friday night services are at sundown for 1.5 hours. Saturday services are 8:30 AM until sundown.
- Saturday and High Holiday services include post-service gatherings in the courtyard.
- During the "Sukkot holiday - late September to late October – a covered "Sukkah" in the front courtyard is used for prayers and meals by some congregants.

Why should we be comfortable about a Parking Variance?

- On drive days, ample street parking is available early morning, mid-day and after 5:30 PM for the attendees.
- The City has granted many similar variances to other orthodox synagogues.
- On non drives days, no congregants drive and this is why the synagogue is truly local serving as the congregants must walk to the synagogue.
- Adas Torah has volunteered many conditions to control operations and maintain the quiet enjoyment of adjacent properties by neighbors.

Who do I call for more information or help?

- Please call either Adas-: Michael Horowitz - (310) 626-9817 x 201, or David E. Moss/Gerry Hernandez, Land Use / Permitting Consultants – (310) 395-3481.

Adas Torah serves the local Pico Community and looks forward to relocating to its new home

They thank you for enabling us to work closely with neighbors.

DAVID MOSS & ASSOCIATES, Inc.

Environmental Compliance / Permitting / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via US Mail

Re: Proposed Adas Torah Orthodox Jewish Synagogue - 9040 W. Pico. Blvd.

November 20, 2012

Dear Neighbor:

Adas Torah – an Orthodox Jewish synagogue has exciting plans!!

They purchased the Victory Furniture property and will relocate their synagogue to this building on the south side of Pico Blvd after a considerable remodel.

Prior to relocating they will implement significant façade, interior, and courtyard changes to create a beautiful building we can all be proud of – designed by a local architect. Enclosed is a color rendering of the view along Pico Blvd with adjacent buildings shown in scale, and the floorplan.

And yes – the Victory Furniture Pole sign will be forever removed!

Adas wants to insure neighbors have the facts regarding this local-serving synagogue by providing all 471 neighbors and owners within 500 ft with a Project Fact Sheet that answers commonly asked questions. In particular, please note that:

- ◆ They are relocating from the Beverlywood to Pico Robertson area to service their 115 families - predominantly young couples with young children and provide for growth.
- ◆ Adas is seeking a City zone variance (“ZV”) to (i) reduce on-site parking from 113 to the 8 spaces for non fixed seating in the 3,958 sq. ft Main Sanctuary and 1,715 sq. ft Beit Midrash (Def. – Study Hall)., (ii) maintain existing car backup distance into the alley, and (iii) very occasional use 2 of the 8 spaces along the alley for deliveries.
- ◆ The same 471 residents and owners within 500 ft will also get notices of the City hearing.
- ◆ Adas and its consultants will present to the SORO Neighborhood Council.

We are available – as the land use/permitting consultants - to speak to you about the zoning and building permits, and we look forward to discussing any aspect of the project with you. You can also call Mike Horowitz at Adas at (310) 626-9817 x 201.

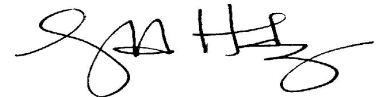
Adas will be participating in a Land Use Committee meeting before the South of Robertson Neighborhood Council on December 4th, 2012 and a later meeting date – not yet set – for the General Board Meeting.

We look forward to working closely with the community to enable Adas’s existing and new congregants to worship and celebrate the traditions of Orthodox Judaism.

Sincerely,



David E. Moss, President



Gerry Hernandez, Planner