



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2013-00160-(2)

**HEARING DATE**

5/29/2013

**REQUESTED ENTITLEMENTS**

RCUP 201300025, RENV 201300039

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Green Dot Public Schools

**MAP/EXHIBIT DATE**

01/17/2013

**PROJECT OVERVIEW**

The applicant seeks a conditional use permit ("CUP") to entitle and operate a public charter high school at 8145-8205 Beach Street for 650 students and 39 faculty ("Beach II"). The site is currently occupied by warehouses utilized for furniture storage and assembly. It is located directly north of the existing Animo Pat Brown Public Charter High School at 8255 Beach Street, operated by the applicant ("Beach I"), with occupancy of 582 students. The existing Beach I high school will become a public charter middle school for grades 6 through 8 upon the opening of the Beach II high school. The Beach II high school project entails the demolition and removal of all existing industrial structures on the 3.02-acre site and the construction of three buildings, totaling 56,211 square feet. Two classroom buildings, containing 34 classrooms, and one multi-purpose room would be constructed. A 48-space paved parking lot would be located on the northern portion of the site. A drop-off/pick-up area on private property will be constructed parallel to Beach Street, consisting of one queuing lane for drop-off and pick-up during designated hours in the morning and afternoon and would be used for parking the remainder of the time. A total of 5,703 cubic yards of cut and 4,689 cubic yards of fill will occur during grading activities, resulting in a net export of 1,014 cubic yards of earth from the project site.

**LOCATION**

8145-8205 Beach Street, Florence-Firestone

**ASSESSORS PARCEL NUMBER(S)**

6027-015-003; 6027-015-004

**SITE AREA**

3.02 acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Roosevelt Park

**LAND USE DESIGNATION**

"I"—Industrial

**ZONE**

M-1 (Light Manufacturing)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Florence-Firestone CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (housing permit burden of proof requirements)
  - 22.44.138 (Florence-Firestone CSD requirements)
  - 22.32.080 (M-1 Zone development standards)

**CASE PLANNER:**

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