Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 18, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. R2013-01148-(1)
ZONE CHANGE NO. 201300003
CONDITIONAL USE PERMIT NO. 201300063
OAK TREE PERMIT NO. 201300025
ENVIRONMENTAL ASSESSMENT NO. 201300115
APPLICANT: KIPP LA SCHOOLS
EASTSIDE UNIT NO. 4 ZONED DISTRICT
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

A Zone Change and a Conditional Use Permit (CUP) are requested to authorize the construction and operation of a charter school on a 2.6 acre parcel of land within the unincorporated community of East Los Angeles at 4800 East Cesar E. Chavez Avenue. Zoning of the property, which is currently zoned O-S (Open Space), would change to IT (Institutional). An Oak Tree Permit is also requested for encroachments into the protected zones of five (5) oak trees.

The proposed project consists of the construction of one new education building and the conversion of an existing office and warehouse building into two education buildings. The school would have a maximum enrollment of 1,250 students and be operated by 60 teachers and administrative staff.

IT IS RECOMMENDED THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Zone Change Case No. 201300003, CUP No. 201300063, and Oak Tree Permit No. 201300025, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a

significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.

2. Instruct County Counsel to prepare the necessary documents to approve Zone Change No. 201300003 as recommended by the Los Angeles County Regional Planning Commission (Commission).

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 201300063 and Oak Tree Permit No. 201300025.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is consistent with the provisions of the County's adopted local and general plans. The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan (Community Plan) which is intended for schools, parks/open space, public buildings, and hospitals. The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the Community Plan.

The project is compatible with the surrounding area. The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This zone change promotes the County's Strategic Plan Goal of Service Excellence. The zone change will allow development of a school and expands the availability of existing educational facilities in the local community. The project components (Zone Change, CUP, and Oak Tree Permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

Adoption of the proposed Zone Change and approval of the CUP should not result in any new significant costs to the County or to the Department of Regional Planning.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted concurrent public hearings on Zone Change Case No. 201300003, CUP No. 201300063, and Oak Tree Permit No. 201300025 on January 22, 2014. The three zoning requests before the Commission were: (1) a zone change from the existing O-S zoning to IT zoning on 2.6 acres, (2) a CUP to authorize the construction and operation of a school in the IT zone, and (3) an Oak Tree Permit to authorize the encroachment into the protected zone of five oak trees. The Commission voted 5-0 to recommend approval of the requested zone change and to approve the conditional use permit at its January 22, 2014 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the CUP and Oak Tree Permit are deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65355 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Commission recommends that a Negative Declaration is the appropriate environmental documentation for this project. Based on the Negative Declaration, adoption of the proposed zone change and approval of the CUP and Oak Tree Permit will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change and CUP is not anticipated to have a negative impact on current services.

For further information, please contact Maral Tashjian of my staff at (213) 974-6435 or by e-mail at mtashjian@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SA:MM:MT:lm

Attachments: Findings and Conditions, Commission Staff Reports and Correspondence, Addendum to Certified EIR

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office (Rita Robinson)
County Counsel
Public Works

BL_031814_PROJECTNO_R2013_01148

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 22, 2014

Alma Cibrian
4545 Dozier Avenue
Los Angeles, CA 90022

REGARDING: **PROJECT NO. R2013-01148-(1)**
CONDITIONAL USE PERMIT NO. 201300063
ZONE CHANGE NO. 201300003
OAK TREE PERMIT NO. 201300025
4800 EAST CESAR E CHAVEZ AVE (APN NO. 5251-009-906)

The Regional Planning Commission, by its action of **January 22, 2014,** is recommending **APPROVAL** of the above described legislative matters to the Los Angeles County Board of Supervisors and approved the Conditional Use Permit and Oak Tree permits. The attached documents contain the Regional Planning Commission's findings and conditions relating to this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For questions or for additional information, please contact Maral Tashjian of the Zoning Permits East Section at (213) 974-6435, or by email at mtashjian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Zone Change Resolution, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MM:MT

CC 060412

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
ZONE CHANGE CASE NO. 201300003

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300003 on January 22, 2014:

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant, KIPP LA Schools, is requesting a change of zone from O-S (Open Space) to IT (Institutional) on 2.6 gross acres.

2. The project site is located at 4800 East Cesar E Chavez Ave, in the unincorporated community of East Los Angeles. The APN number for the subject parcel is 5251-009-906. The project site has an area of 2.6 acres and approximately 375 feet of street frontage along East Cesar E Chavez Ave, an Existing Secondary Highway, and approximately 300 feet of street frontage along Mednik Avenue, which is classified as an Existing Major Highway in the Los Angeles County Master Plan of Highways.

3. The Zone Change request was heard concurrently with Conditional Use Permit No. 201300063 and Oak Tree Permit No. 201300025 at the January 22, 2014 public hearing.

4. Conditional Use Permit No. 201300063 is a related request to authorize the operation and construction of a school use in the IT Zone.

5. Oak Tree Permit No. 201300025 is a related request to authorize the encroachment into the protected zone of five (5) oak trees.

6. The proposed project consists of the conversion of an office building (Building 1) and a warehouse building (Building 2) into two education buildings, and the construction of a new education building (Building 3). Combined floor area for all three buildings would be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a 2,562 square foot dance classroom, a 2,884 square foot multi-purpose room, a 1,407 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of on-site queuing area for student pick-up and drop off.

Project grading includes approximately 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

The charter school would be operated by 60 teachers and administrative staff. Maximum enrollment would be 1,250 students. Lower grade students (K-4) would have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) would have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and would have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program would be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events per month and no more than one event per day, including parent-student conferences, committee meetings and fundraisers.

7. The subject property is currently zoned O-S (Open Space) and is developed with the former offices of the Housing Authority of Los Angeles County.

8. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of the planning goals listed in the Countywide General Plan.

9. The subject property is a proper location for the proposed IT zoning classification and placement of the proposed zone at such location would be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice in that the proposed development provides an improved school-housing balance and promotes walkable neighborhoods by placing a school use in close proximity to medium-density housing.

10. The proposed Zone Change is consistent with the goals and objectives of the Countywide General Plan and East Los Angeles Community Plan ("Community Plan").

11. The project site is located within the P (Public Use) land use category of the Community Plan. The proposed use is consistent with the permitted uses of the underlying land use category which is intended for schools, parks/open space, public buildings, and hospitals.

12. The proposed project is in compliance with the Zoning Ordinance, East Los Angeles Community Standards District and IT Zone Development standards.

13. The proposed project would be compatible with the surrounding area. The construction, operation, and maintenance of the charter school is unlikely to negatively affect the health, comfort, or welfare of surrounding residents, be

materially detrimental to the use, enjoyment, or value of surrounding properties, or constitute a hazard to public health or safety.

The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

The proposed project would not significantly alter the aesthetics of project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

The proposed project has been reviewed and cleared by County Fire, Forester, Public Health, Parks and Recreation, and Public Works.

14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Zoning Permits East Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from O-S (Open Space) to IT (Institutional).

2. That the Board of Supervisors adopt the Negative Declaration, dated January 22, 2014, certify its completion and determine that the project will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Community Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on January 22, 2014.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5:0:0:0

Concurring: Valadez, Louie, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: January 22, 2014

MMT
1/14/2014

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
CONDITIONAL USE PERMIT NO. 201300063
OAK TREE PERMIT NO. 201300025

1. **ENTITLEMENT(S) REQUESTED.** The applicant, KIPP LA Schools, is requesting a Conditional Use Permit ("CUP") to authorize the operation and construction of a school and an Oak Tree Permit to authorize the encroachment into the protected zone of five (5) oak trees pursuant to County Code section 22.40.700 in the IT (Institutional) Zone.

2. **HEARING DATE.** January 22, 2014

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on January 22, 2014 before the Regional Planning Commission ("Commission"). Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present. Staff presented the proposed project and recommended a revision to Condition No. 35 to clarify the type of maintenance and care required for the existing murals at the site. Staff also notified the Commission that the applicant had requested a waiver of the requirement from the Department of Public Works ("Public Works") to widen Mednik Ave, which Public Works granted, and that this change would be reflected in all the approval documents. Commissioner Helsley requested that Condition No. 17 regarding graffiti removal be revised to require that graffiti be removed by 6:30 a.m. every day, for the first six months of the school opening. There being no further questions, the applicant's representative, Alma Cibrian of KIPP LA Schools and Maria Badrakhan of the Los Angeles County Housing Authority presented testimony in favor of the request, requested a modification of the wall height to allow fencing and gates up to a maximum of 8 feet in height, and answered questions presented by the Commission. Twelve speakers, including students from the KIPP LA schools, spoke in favor of the proposed request. There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.

4. **PROJECT DESCRIPTION.** The proposed project consists of the conversion of an office building (Building 1) and a warehouse building (Building 2) into two education buildings, and the construction of a new education building (Building 3). Combined floor area for all three buildings would be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a 2,562 square foot dance classroom, a 2,884 square foot multi-purpose room, a 1,407 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of on-site queuing area for student pick-up and drop off.

   Project grading includes approximately 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

The charter school would be operated by 60 teachers and administrative staff. Maximum enrollment would be 1,250 students. Lower grade students (K-4) would have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) would have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and would have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program would be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events per month and no more than one event per day, including parent-student conferences, committee meetings and fundraisers.

5. **LOCATION.** The project site is located at 4800 East Cesar E Chavez Ave, in the unincorporated community of East Los Angeles. The APN number for the subject parcel is 5251-009-906. The project site has an area of 2.6 acres and approximately 375 feet of street frontage along East Cesar E Chavez Ave, an Existing Secondary Highway, and approximately 300 feet of street frontage along Mednik Avenue, which is classified as an Existing Major Highway in the Los Angeles County Master Plan of Highways.

6. **SITE PLAN DESCRIPTION.** The site plan depicts a rectangular 2.59-acre lot. The site is currently developed with a two-story, 20,658 square foot building (Building 1) and a one-story, 10,500 square foot building (Building 2), 21,740 square feet of landscaped areas, and 165 parking spaces. Access to the site is provided from both Cesar Chavez Avenue and Mednik Avenue.

   The proposed two-story, 25,900 square foot building (Building 3) would be located to the south of Building 2. The proposed site plan depicts 15,288 square feet of landscaping and 84 parking spaces. Proposed vehicle circulation for drop-off and pick-up would be limited to ingress from Cesar Chavez Avenue and egress onto Mednik Avenue.

   The project would encroach into the protected zone of five (5) oak trees. Four (4) oak trees are located along Cesar Chavez Avenue and the fifth oak tree is located near the southern boundary of the property.

   There are two outdoor murals designed by artist David Lopez located along the southeasterly portion of the project site. The murals are approximately 25 feet in width by 13 feet in height and are set back approximately 35 feet from Mednik Avenue. The murals were originally painted on a wall of the former Casa Maravilla housing project (located to the north of the subject site), and were salvaged and relocated to the subject site when the housing project was torn down in 1975. One mural features an image of the Virgin of Guadalupe surrounded by an aura of radiating light while the other mural depicts a cross overlaid with lines from a poem. The murals were originally designed to serve as a local community shrine. To date, the community visits the site to leave flowers, light candles, and offer prayers. The proposed project would not disturb the artwork at the project site. The applicant intends to maintain the artwork.

7. **EXISTING ZONING.** The subject property is zoned O-S (Open Space). Surrounding properties are zoned as follows:

   North: R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), C-2 (Neighborhood Business)
   South: O-S, R-3
   East: O-S
   West: C-3, R-3, R-2 (Two-Family Residences)

8. **EXISTING LAND USES.** The subject property is developed with the former offices of the Housing Authority of Los Angeles County. Surrounding properties are developed as follows:

   North: Maravilla Housing Project, Commercial Retail
   South: Belvedere Park, 1st Street Elementary School
   East: Belvedere Park
   West: Commercial Retail/Offices, Apartments

9. **PREVIOUS CASES/ZONING HISTORY.** Previous zoning and case history include:

   - Ordinance No. 4051 established the R-3 (Limited Multiple Residence) Zone on the property and was adopted on January 14, 1942 and was effective on April 2, 1942.

   - Ordinance No. 880153Z established the O-S (Open Space) Zone on the property and was adopted on September 13, 1988 and was effective on October 13, 1988.

   - Conditional Use Permit No. 107 & Variance No. 64 to authorize a temporary trailer park to provide temporary housing for tenants during reconstruction of the Maravilla Housing Project to the north of the project site. The trailer park was not developed as the housing was found to be un-necessary.

   - Conditional Use Permit No. 5067 to authorize a new central office and storage facility for the Housing Authority was approved by the Regional Planning Commission on August 21, 1974. The CUP was amended on January 28, 1976 to permit an addition of 8,000 square feet to the proposed central office and 2,000 feet to the proposed storage facility.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan ("Community Plan"). The proposed use is consistent with the permitted uses of the underlying land use category which is intended for schools, parks/open space, public buildings, and hospitals.

The following policies of the Community Plan are applicable to the proposed project:

- Provide for new development which is compatible with and complements existing uses. (Land Use, Pg. 2)

- Encourage the expansion of school facilities, especially in elementary schools, so that adequate acreage is provided. (Education, Pg. 4)

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.40.710 of the County Code, establishments in the IT Zone are subject to the following development standards:

    - Parking (22.52.1200 – Schools). According to the Zoning Code, "every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom." The school has 43 classrooms, in buildings that are in whole and in part used for grades K-5, and therefore requires 43 parking spaces. The Zoning Code also requires "one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly" for "every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth." The 2,884 square foot multi-purpose room located in Building 2, which would be used for various assembly uses including dining, has an occupant load of 192 persons and would require 38 parking spaces. The total required parking spaces for the school would therefore be 81 parking spaces; 84 parking spaces are proposed.

    Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

    - Fences. The proposed fencing along the perimeter of the property, which consists of a combination of block wall and wrought iron fencing would be at a maximum height of eight feet. The Commission granted the applicant's request to modify the 6 foot height maximum required in the Zoning Code.

    - Height Limit. The existing and proposed buildings, which range from a height of 26 to 31.5 feet, are below the 40-foot maximum height requirement of the CSD.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The construction, operation, and maintenance of the charter school is unlikely to negatively affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, or constitute a hazard to public health or safety.

The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

The proposed project would not significantly alter the aesthetics of project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

The proposed project has been reviewed and cleared by County Fire, Forester, Public Health, Parks and Recreation, and Public Works.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

- Public Works. Staff received a letter from the County Department of Public Works ("Public Works"), dated November 18, 2013, clearing the project for public hearing with recommended conditions of approval regarding the project's road improvements, drainage plan, grading, street lighting and sewer connection.

  On January 14, 2014, staff received correspondence from Public Works indicating that the applicant had requested a waiver of the street widening requirements on Mednik Avenue, and that Public Works had granted the waiver. Therefore conditions 1.3, 1.4, 1.5, 1.6, 1.7, 1.13, 1.14, and 4.1 are waived from the letter dated November 18, 2013.

- Fire (Land Development Unit). Staff received a letter from the County Fire Department, dated December 13, 2013, clearing the project for public hearing with recommended conditions of approval regarding fire flow, site access, gate locking devices, and a required new fire hydrant.

- Fire (Forester). Staff received a letter from the County Forester, dated November 21, 2013, clearing the project for public hearing with recommended conditions regarding the encroachment of five (5) oak trees.

- Public Health. Staff received a letter from the County Department of Public Health, dated November 1, 2013, clearing the project for public hearing with

recommended conditions of approval regarding potable water supply, wastewater disposal, and noise.

- Parks and Recreation. Staff received a letter from the County Department of Parks and Recreation, dated September 30, 2013, with recommended conditions of approval regarding vegetative screening along the southern boundary of the property which fronts the Belvedere Community Regional Park, limits to hours of construction, and use of the park facilities by the school.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. **PUBLIC COMMENTS.** Three letters of support were received from the public.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan ("Community Plan") which is intended for schools, parks/open space, public buildings, and hospitals.

    Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

    The proposed project would not significantly alter the aesthetics of the project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

    Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. The proposed project is in compliance with the development standards of the IT Zone pursuant to Section 22.40.710 of the Zoning Code, regarding design, access and parking, development features, and signs. The proposed project is also in

compliance with the development standards of the East Los Angeles Community Standards District (CSD) pursuant to Section 22.44.118 of the County Code.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The proposed site is served by East Cesar E Chavez Ave, an Existing Secondary Highway, and Mednik Avenue, an Existing Major Highway.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

OAK TREE PERMITSPECIFIC FINDINGS

20. Pursuant to Section 22.56.2140, a copy of the applicant's oak tree report as required by Section 22.56.2090 was sent to the County Forester to review the accuracy of statements contained therein, and to inspect the project site. The County Forester concurred with the oak tree report submitted by the applicant, which was completed by a certified arborist, and supports the approval of the Oak Tree Permit, subject to conditions.

Therefore, the proposed construction of proposed use will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

21. The proposed encroachment into the protected zone of five (5) oak trees would not have an adverse impact on the surrounding neighborhood. Conditions of Approval would ensure that potential loss of the oak trees due to construction would be mitigated by requiring the replacing of the lost trees at the appropriate ratio.

Therefore, the proposed encroachment into the protected zone of the oak trees is not contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

ENVIRONMENTAL DETERMINATION

22. The Initial Study prepared by staff concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

23. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to thirty (30) years.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

WITH RESPECT TO THE OAK TREE PERMIT:

A. That the encroachments into the protected zones of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

B. That the encroachments into the protected zones of the oak trees is not contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300063 and Oak Tree Permit No. 201300025 are Approved subject to the attached conditions.

ACTION DATE: January 22, 2014

VOTE: 5:0:0:0

Concurring: Valadez, Louie, Helsley, Pedersen, Modugno
Dissenting: 0
Abstaining: 0
Absent: 0

MM:MT
1/14/2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 21, 2014

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Maral Tashjian
Zoning Permits East Section

SUBJECT: Project No. R2013-01148-(1)
Zone Change No. 201300003
Conditional Use Permit No. 201300063
Oak Tree Permit No. 201300025
RPC Meeting: January 22, 2014
Agenda Item: 5

The above-mentioned item is a request to establish a charter school in the unincorporated community of East Los Angeles.

Please find enclosed three letters of support for the above referenced item that were received subsequent to the hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Maral Tashjian at (213) 974-6435 or mtashjian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:MT

Enclosure(s): Letters of Support

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
CONDITIONAL USE PERMIT NO. 201300063
OAK TREE PERMIT NO. 201300025

PROJECT DESCRIPTION

The project consists of a Conditional Use Permit for the construction and operation of a charter school in the IT Zone and an Oak Tree Permit for the encroachment into the protected zone of five (5) oak trees, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on January 22, 2044**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$3,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **fifteen (15) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,231.25** ($2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,070.25** ($2,995.25 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    During the first six months of the school opening, the permittee shall monitor the school grounds for graffiti or other extraneous markings, and remove or cover said markings, drawings, or signage by 6:30 a.m., weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

    After the first six months of the school opening, in the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

20. The Oak Tree Permit shall not be effective until an Exhibit "A" is approved for the construction of the charter school, demonstrating the need to encroach upon the said trees.

21. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated November 21, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

22. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

23. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

24. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

PROJECT SITE SPECIFIC CONDITIONS

25. The school shall be limited to a maximum enrollment of 1,250 students and a maximum staff of 60 persons.

26. Student instruction shall begin no earlier than 7:30 a.m. and cease no later than 5 p.m. Start times for the lower grade students (K-4) and upper grade students (5-8) shall be staggered no less than 15 minutes apart. Dismissal times for the lower and upper grade students shall be staggered no less than 1 hour apart.

27. The after school enrichment program shall be limited to a maximum enrollment of 250 students, until 6:00 p.m. daily.

28. During pick-up and drop-off times, at least four adult monitors, identified appropriately with reflective vests or similar, shall monitor student drop-off and pick-up operations.

29. Outdoor lunch periods for students shall be staggered, weather permitting, in order to minimize noise emanating from the project site.

30. Special events, such as parent-student conferences, committee meetings and fundraisers, shall not exceed 4 events per month, with no more than one event per day.

31. The permittee shall provide parking as required by County Code section 22.52.1200 (Schools), calculated at a parking ratio of 1:5 (assembly area) and 1 parking space per classroom (for buildings that are in whole or in part used for an elementary school). The school's largest assembly room has an occupant load of 192 persons which would require not less than 38 spaces be provided based on the applicable ratio. The school has 43 classrooms, and therefore requires 43 parking spaces, for a total of **81 required parking spaces**. If the permittee changes the operation of the school so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

    If the school substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

32. Within 60 days of approval the permittee shall submit a signage exhibit to the satisfaction of Regional Planning.

33. The permittee shall install and maintain vegetated screening along the southern property perimeter of the project site.

34. Construction shall not occur on weekends.

35. The permittee shall maintain access to the existing murals on the project site and conduct routine maintenance and conservation work in accordance with industry standards.

36. Outdoor lighting shall be installed and maintained in all uncovered parking areas. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Lighting shall be turned off within 30 minutes after conclusion of operating hours or on-site activities, with the exception of sensor-activated security lights and/or low level lighting.

37. All gates on the project site comply with Fire Regulation 5 access standards to the satisfaction of the Los Angeles County Fire Department.

38. Fences and gates shall be at a maximum of eight feet in height.

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 18, 2013 except conditions 1.3, 1.4, 1.5, 1.6, 1.7, 1.13, 1.14, and 4.1. These conditions associated with the widening of Mednik Avenue were waived by Public Works.

40. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 13, 2013.

41. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 1, 2013.

42. The permittee shall comply with all conditions set forth in the attached County Forester letter dated November 21, 2013.

Attachments:
Public Works Department Letter dated November 18, 2013
Fire Department Letter dated December 13, 2013
Public Health Department Letter dated November 1, 2013
County Forester's Letter dated November 21, 2013
Oak Trees: Care and Maintenance Guide

LATM
Los Angeles Team Mentoring

January 10, 2014

Mr. Richard J. Bruckner, Planning Director
Los Angeles County - Department of Regional Planning (DRP)
320 W Temple Street, 13th Floor
Los Angeles, CA 90012

RE: 4800 E Cesar E Chavez Avenue, Los Angeles, CA 90022
Project No. R2013-01148-(1); Zone Change No. 201300003; Conditional Use Permit No. 201300063; Oak Tree Permit No. 201300025

Dear Mr. Bruckner,

On behalf of Los Angeles Team Mentoring (LATM) I am writing to express our strong support for the proposed charter school project at 4800 E. Cesar E. Chavez Avenue, Los Angeles, CA. The mission of LATM, established in 1992, is to guide middle school students growing up in challenging urban environments to recognize and reach their full potential as members of our community. Through a school-based team approach to mentoring, young adolescents are given the tools and support necessary to make positive choices during a critical time of their development.

Mentors in our program facilitate weekly sessions, at KIPP SOL, utilizing an activity rich curriculum focused on the following: Teambuilding and Leadership Development, Self-Esteem and Healthy Relationships, Anger Management and Conflict Resolution, Health and Wellness, Cultural Diversity and Community Service. Currently, we serve all 140 KIPP SOL students.

The proposed project would allow the conversion of the existing office and warehouse buildings on the site and the construction of a new 2-story education building for the establishment of a charter school campus that will serve the East Los Angeles community. As you may know, the proposed charter school operator - KIPP LA Schools, has other schools in the area and a strong history of serving East Los Angeles and providing a high quality education for our children; therefore, we strongly support the re-use and development of this site for a KIPP charter school campus.

Thank you for your consideration. If you have any questions concerning the content of this letter, please do not hesitate to contact me at 213-742-6733 or at wfigueroa@latm.org

Sincerely,

William Figueroa
Director of Programs
Los Angeles Team Mentoring.

CC: MaralTashjian, Case Planner

January 14, 2014

Mr. Richard J. Bruckner, Planning Director
Los Angeles County - Department of Regional Planning (DRP)
320 W Temple Street, 13th Floor
Los Angeles, CA 90012

RE: 4800 E Cesar E Chavez Avenue, Los Angeles, CA 9002
Project No. R2013-01148-(1); Zone Change No. 201300003; Conditional Use Permit No. 201300063; Oak Tree Permit No. 201300025

Dear Mr. Bruckner,

On behalf of Girls on the Run of Los Angeles County, a 501 c 3 non-profit, I am writing to express our strong support for the proposed charter school project at 4800 E. Cesar E. Chavez Avenue, Los Angeles, CA. We partner with KIPP LA Schools to deliver an after school program that uses the physical power of running, along with an interactive curriculum, to help pre-teen girls discover their full potential in life. This new site has numerous benefits, including improved conditions to participate in critical physical activities like Girls on the Run.

The proposed project would allow the conversion of the existing office and warehouse buildings on the site and the construction of a new 2-story education building for the establishment of a charter school campus that will serve the East Los Angeles community. As you may know, the proposed charter school operator – KIPP LA Schools, has other schools in the area and a strong history of serving East Los Angeles and providing a high quality education for our children: therefore, we strongly support the re-use and development of this site for a KIPP charter school campus.

Thank you for your consideration.

Sincerely,

Molly Snow

Molly Snow
Executive Director

CC: MaralTashjian, Case Planner

VELA
La Luz de la Comunidad

Mr. Richard J. Bruckner, Planning Director
Los Angeles County - Department of Regional Planning (DRP)
320 W Temple Street, 13th Floor
Los Angeles, CA 90012

January 15, 2014

RE: 4800 E Cesar E Chavez Avenue, Los Angeles, CA 9002
Project No. R2013-01148-(1); Zone Change No. 201300003; Conditional Use Permit No. 201300063; Oak Tree Permit No. 201300025

Executive Board

Alvin Parra
Chair

John Santillan
Vice Chair

Omar Loya
CTP/CFO
Secretary

Danny Ramos
Member

Jessie Sandoval
Member

Deborah Bernal
Member

Dear Mr. Bruckner,

On behalf of "VELA" The Light of the Community, I am writing to express our strong support for the proposed charter school project at 4800 E. Cesar E. Chavez Avenue, Los Angeles, CA. Our agency has been in the community for over twenty five years, providing social services, from operating a farmers market, cooking classes, health & wellness classes, nutrition programs, food baskets, to minor home repair, and referral to other programs. Our collaboration with Kipp Raices for the past 4 years has allowed us to serve their families as well and also in assisting in creating a garden with the parents and students. The new proposed school would be in our service area, approximately 2 blocks down from our office.

The proposed project would allow the conversion of the existing office and warehouse buildings on the site and the construction of a new 2-story education building for the establishment of a charter school campus that will serve the East Los Angeles community. As you may know, the proposed charter school operator – KIPP LA Schools has other schools in the area and a strong history of serving East Los Angeles and providing a high quality education for our children; therefore, we strongly support the re-use and development of this site for a KIPP charter school campus.

Thank you for your consideration. If you have any questions concerning the content of this letter, please do not hesitate to contact me at (323) 263-4462

Sincerely,

Grace Gonzalez
Executive Director

CC: MaralTashjian, Case Planner

RECEIVED
JAN 16 2014
BY:

4743 East Cesar E. Chavez Ave., Los Angeles, California 90022 . Business (323) 263-4462 . Fax (888) 845-8111 . www.velaela.org

Regional Planning Commission Transmittal Checklist

Hearing Date
1/22/2014
Agenda Item No.
5

Project Number: R2013-01148-(1)
Zone Change No. 201300003
Case(s): Conditional Use Permit No. 201300063
Oak Tree Permit No. 201300025
Planner: Maral Tashjian

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (Negative Declaration)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Site Plan / Floor Plans / Elevations
- ☒ Landscaping Plans

Reviewed By: _____

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

PROJECT SUMMARY

PROJECT NUMBER
R2013-01148-(1)

HEARING DATE
1/22/2014

REQUESTED ENTITLEMENTS
Zone Change No. 201300003
Conditional Use Permit No. 201300063
Oak Tree Permit No. 201300025
Environmental Assessment No. 201300115

OWNER / APPLICANT
Los Angeles County Housing Authority / KIPP LA Schools

MAP/EXHIBIT DATE
8/22/2013

PROJECT OVERVIEW

- Zone Change: O-S (Open Space) to IT (Institutional)
- CUP: Authorize a school in the IT zone, pursuant to Section 22.40.700
- OTP: for encroachments into the protected zones of five (5) oak trees

The proposed project includes tenant improvements, construction, and operation of a charter school campus for grades K-8, consisting of the conversion of the existing 20,658 square foot office building (Building 1), and 10,500 square foot warehouse building (Building 2) into two education buildings, and construction of a new two-story, 25,900 square foot education building (Building 3). Combined floor area for all three buildings will be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a multi-purpose room, a 1,486 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of onsite queuing area for student pick-up and drop off.

LOCATION
4800 East Cesar E Chavez Ave

ACCESS
East Cesar E Chavez Ave and North Mednik Ave

ASSESSORS PARCEL NUMBER(S)
5251-009-906

SITE AREA
2.6 Acres

GENERAL PLAN / LOCAL PLAN
East Los Angeles Community Plan

ZONED DISTRICT
Eastside Unit No. 4

LAND USE DESIGNATION
P (Public Use)

ZONE
O-S (Open Space)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

KEY ISSUES

- Consistency with the East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56, Part 16 (Oak Tree Permits)
  - 22.16, Part 2 (Zone Changes)
  - 22.40.710 (IT Development Standards)
  - 22.52, Part 10 (Signage)
  - 22.52, Part 11 (Parking)

CASE PLANNER: Maral Tashjian
PHONE NUMBER: (213) 974 - 6435
E-MAIL ADDRESS: mtashjian@planning.lacounty.gov

Department of Regional Planning

Vicinity Map

Printed: Dec 13, 2013

0 2,000 Feet

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ENTITLEMENTS REQUESTED

The applicant, KIPP LA Schools, is requesting the following entitlements to authorize the construction and operation of a charter school campus for grades K-8. Requested entitlements include:

- Zone Change from O-S (Open Space) to IT (Institutional) Zone pursuant to Los Angeles County ("County") Code section 22.16.110.
- Conditional Use Permit ("CUP") for the operation and construction of a school use in the IT Zone pursuant to County Code section 22.40.700.
- Oak Tree Permit to authorize the encroachment into the protected zone of five (5) oak trees.

PROJECT DESCRIPTION

The proposed project consists of the conversion of an office building (Building 1) and a warehouse building (Building 2) into two education buildings, and the construction of a new education building (Building 3). Combined floor area for all three buildings would be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a 2,562 square foot dance classroom, a 2,884 square foot multi-purpose room, a 1,407 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of on-site queuing area for student pick-up and drop off.

	Area (sq. ft.)	Height (ft.)	Classrooms
Building 1	20,658	30	17
Building 2	11,000	26	5
Building 3	25,900	31.5	21
Total	**57,558**	**n/a**	**43**

Off-site improvements include road widening of Mednik Avenue, street light and traffic light relocation, sidewalk rehabilitation along Mednik Avenue and Cesar E. Chavez Avenue, fire hydrant installation along Cesar E. Chavez Avenue, and planting of street trees along Mednik Avenue. Project grading includes approximately 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

The charter school would be operated by 60 teachers and administrative staff. Maximum enrollment would be 1,250 students. Lower grade students (K-4) would have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) would have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and would have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program would be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events per month and no more than

one event per day, including parent-student conferences, committee meetings and fundraisers.

LOCATION

The project site is located at 4800 East Cesar E Chavez Ave, in the unincorporated community of East Los Angeles. The APN number for the subject parcel is 5251-009-906. The project site has an area of 2.6 acres and approximately 375 feet of street frontage along East Cesar E Chavez Ave, an Existing Secondary Highway, and approximately 300 feet of street frontage along Mednik Avenue, which is classified as an Existing Major Highway in the Los Angeles County Master Plan of Highways.

SITE PLAN DESCRIPTION

The site plan depicts a rectangular 2.59-acre lot. The site is currently developed with a two-story, 20,658 square foot building (Building 1) and a one-story, 10,500 square foot building (Building 2), 21,740 square feet of landscaped areas, and 165 parking spaces. Access to the site is provided from both Cesar Chavez Avenue and Mednik Avenue.

The proposed two-story, 25,900 square foot building (Building 3) would be located to the south of Building 2. The proposed site plan depicts 15,288 square feet of landscaping and 84 parking spaces. Proposed vehicle circulation for drop-off and pick-up would be limited to ingress from Cesar Chavez Avenue and egress onto Mednik Avenue.

The project would encroach into the protected zone of five (5) oak trees. Four (4) oak trees are located along Cesar Chavez Avenue and the fifth oak tree is located near the southern boundary of the property.

There are two outdoor murals designed by artist David Lopez located along the southeasterly portion of the project site. The murals are approximately 25 feet in width by 13 feet in height and are set back approximately 35 feet from Mednik Avenue. The murals were originally painted on a wall of the former Casa Maravilla housing project (located to the north of the subject site), and were salvaged and relocated to the subject site when the housing project was torn down in 1975. One mural features an image of the Virgin of Guadalupe surrounded by an aura of radiating light while the other mural depicts a cross overlaid with lines from a poem. The murals were originally designed to serve as a local community shrine. To date, the community visits the site to leave flowers, light candles, and offer prayers. The proposed project would not disturb the artwork at the project site. The applicant intends to maintain the artwork.

EXISTING ZONING

The subject property is zoned O-S (Open Space). Surrounding properties are zoned as follows:

North: R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), C-2 (Neighborhood Business)
South: O-S, R-3

East: O-S
West: C-3, R-3, R-2 (Two-Family Residences)

EXISTING LAND USES

The subject property is developed with the former offices of the Housing Authority of Los Angeles County. Surrounding properties are developed as follows:

North: Maravilla Housing Project, Commercial Retail
South: Belvedere Park, 1st Street Elementary School
East: Belvedere Park
West: Commercial Retail/Offices, Apartments

PREVIOUS CASES/ZONING HISTORY

- Ordinance No. 4051 established the R-3 (Limited Multiple Residence) Zone on the property and was adopted on January 14, 1942 and was effective on April 2, 1942.
- Ordinance No. 880153Z established the O-S (Open Space) Zone on the property and was adopted on September 13, 1988 and was effective on October 13, 1988.
- Conditional Use Permit No. 107 & Variance No. 64 to authorize a temporary trailer park to provide temporary housing for tenants during reconstruction of the Maravilla Housing Project to the north of the project site. The trailer park was not developed as the housing was found to be un-necessary.
- Conditional Use Permit No. 5067 to authorize a new central office and storage facility for the Housing Authority was approved by the Regional Planning Commission on August 21, 1974. The CUP was amended on January 28, 1976 to permit an addition of 8,000 square feet to the proposed central office and 2,000 feet to the proposed storage facility.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Public Works

Staff received a letter from the County Department of Public Works ("Public Works"), dated November 18, 2013, clearing the project for public hearing with recommended conditions of approval regarding the project's road improvements, drainage plan, grading, street lighting and sewer connection.

On January 14, 2014, staff received correspondence from Public Works indicating that the applicant had requested a waiver of the street widening requirements on Mednik Avenue, and that Public Works had granted the waiver. Therefore conditions 1.3, 1.4, 1.5, 1.6, 1.7, 1.13, 1.14, and 4.1 are waived from the letter dated November 18, 2013.

Fire (Land Development Unit)
Staff received a letter from the County Fire Department, dated December 13, 2013, clearing the project for public hearing with recommended conditions of approval regarding fire flow, site access, gate locking devices, and a required new fire hydrant.

Fire (Forester)
Staff received a letter from the County Forester, dated November 21, 2013, clearing the project for public hearing with recommended conditions regarding the encroachment of five (5) oak trees.

Public Health
Staff received a letter from the County Department of Public Health, dated November 1, 2013, clearing the project for public hearing with recommended conditions of approval regarding potable water supply, wastewater disposal, and noise.

Parks and Recreation
Staff received a letter from the County Department of Parks and Recreation, dated September 30, 2013, with recommended conditions of approval regarding vegetative screening along the southern boundary of the property which fronts the Belvedere Community Regional Park, limits to hours of construction, and use of the park facilities by the school.

STAFF EVALUATION

General Plan/Community Plan Consistency
The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan ("Community Plan"). The proposed use is consistent with the permitted uses of the underlying land use category which is intended for schools, parks/open space, public buildings, and hospitals.

The following policies of the Community Plan are applicable to the proposed project:

- Provide for new development which is compatible with and complements existing uses. (Land Use, Pg. 2)
- Encourage the expansion of school facilities, especially in elementary schools, so that adequate acreage is provided. (Education, Pg. 4)

Zoning Ordinance and Development Standards Compliance
Pursuant to Section 22.40.710 of the County Code, establishments in the IT Zone are subject to the following development standards:

- **Parking (22.52.1200 – Schools).** According to the Zoning Code, "every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom." The school has 43 classrooms, in buildings that are in whole and in part used for grades K-5, and therefore requires 43 parking spaces. The Zoning Code also requires "one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly" for "every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth." The 2,884 square foot multi-purpose room located in Building 2, which would be used for various assembly uses including dining, has an occupant load of 192 persons and would require 38 parking spaces. The total required parking spaces for the school would therefore be 81 parking spaces; 84 parking spaces are proposed.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- **Fences.** The proposed fencing along the perimeter of the property, which consists of a combination of block wall and wrought iron fencing at a maximum height of six feet, is consistent with the CSD fence requirements.
- **Height Limit.** The existing and proposed buildings, which range from a height of 26 to 31.5 feet, are below the 40-foot maximum height requirement of the CSD.

Site Visit

Staff visited the project site on September 5, 2013 and observed no zoning violations. The site is still being utilized by the County Housing Authority and is well maintained.

Zone Change Burden of Proof

Pursuant to Section 22.16.110, the applicant is required to substantiate the following facts to the satisfaction of the Commission:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

B. That a need for the proposed zone classification exists within such area or district; and

C. That the particular property under consideration is a proper location for said zone classification within such area or district: and

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Conditional Use Permit Burden of Proof

Pursuant to Section 22.56.040, the applicant is required to substantiate the following facts to the satisfaction of the Commission:

A. That the requested use at the location will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
   2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
   3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. That the proposed site is adequately served:
   1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
   2. By other public or private service facilities as are required.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Oak Tree Permit Burden of Proof

Pursuant to Section 22.56.2100, the applicant is required to substantiate the following facts to the satisfaction of the Commission:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That in addition to the above facts, at least one of the following findings apply:
   1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
      a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
      b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices;

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

Neighborhood Impact/Land Use Compatibility

The construction, operation, and maintenance of the charter school is unlikely to negatively affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, or constitute a hazard to public health or safety.

The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

The proposed project would not significantly alter the aesthetics of project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

The proposed project has been reviewed and cleared by County Fire, Forester, Public Health, Parks and Recreation, and Public Works.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-01148, Zone Change Number 201300003, Conditional Use Permit Number 20130063, and Oak Tree Permit No. 201300025, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 20130063 AND OAK TREE PERMIT NO. 201300025 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AND RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF ZONE CHANGE NUMBER 201300003.

Prepared by Maral Tashjian, Regional Planning Assistant II
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:MT
1/14/2014

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
ZONE CHANGE CASE NO. 201300003

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300003 on January 22, 2014:

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant, KIPP LA Schools, is requesting a change of zone from O-S (Open Space) to IT (Institutional) on 2.6 gross acres.

2. The project site is located at 4800 East Cesar E Chavez Ave, in the unincorporated community of East Los Angeles. The APN number for the subject parcel is 5251-009-906. The project site has an area of 2.6 acres and approximately 375 feet of street frontage along East Cesar E Chavez Ave, an Existing Secondary Highway, and approximately 300 feet of street frontage along Mednik Avenue, which is classified as an Existing Major Highway in the Los Angeles County Master Plan of Highways.

3. The Zone Change request was heard concurrently with Conditional Use Permit No. 201300063 and Oak Tree Permit No. 201300025 at the January 22, 2014 public hearing.

4. Conditional Use Permit No. 201300063 is a related request to authorize the operation and construction of a school use in the IT Zone.

5. Oak Tree Permit No. 201300025 is a related request to authorize the encroachment into the protected zone of five (5) oak trees.

6. The proposed project consists of the conversion of an office building (Building 1) and a warehouse building (Building 2) into two education buildings, and the construction of a new education building (Building 3). Combined floor area for all three buildings would be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a 2,562 square foot dance classroom, a 2,884 square foot multi-purpose room, a 1,407 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of on-site queuing area for student pick-up and drop off.

Off-site improvements include road widening of Mednik Avenue, street light and traffic light relocation, sidewalk rehabilitation along Mednik Avenue and Cesar E. Chavez Avenue, fire hydrant installation along Cesar E. Chavez Avenue, and planting of street trees along Mednik Avenue. Project grading includes approximately 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

The charter school would be operated by 60 teachers and administrative staff. Maximum enrollment would be 1,250 students. Lower grade students (K-4) would have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) would have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and would have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program would be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events per month and no more than one event per day, including parent-student conferences, committee meetings and fundraisers.

7. The subject property is currently zoned O-S (Open Space) and is developed with the former offices of the Housing Authority of Los Angeles County.

8. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of the planning goals listed in the Countywide General Plan.

9. The subject property is a proper location for the proposed IT zoning classification and placement of the proposed zone at such location would be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice in that the proposed development provides an improved school-housing balance and promotes walkable neighborhoods by placing a school use in close proximity to medium-density housing.

10. The proposed Zone Change is consistent with the goals and objectives of the Countywide General Plan and East Los Angeles Community Plan ("Community Plan").

11. The project site is located within the P (Public Use) land use category of the Community Plan. The proposed use is consistent with the permitted uses of the underlying land use category which is intended for schools, parks/open space, public buildings, and hospitals.

12. The proposed project is in compliance with the Zoning Ordinance, East Los Angeles Community Standards District and IT Zone Development standards.

13. The proposed project would be compatible with the surrounding area. The construction, operation, and maintenance of the charter school is unlikely to negatively affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, or constitute a hazard to public health or safety.

    The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

    The proposed project would not significantly alter the aesthetics of project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

    The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

    The proposed project has been reviewed and cleared by County Fire, Forester, Public Health, Parks and Recreation, and Public Works.

14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Zoning Permits East Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from O-S (Open Space) to IT (Institutional).

2. That the Board of Supervisors adopt the Negative Declaration, dated January 22, 2014, certify its completion and determine that the project will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Community Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on January 22, 2014.

_____
Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MMT
1/14/2014

CHANGE OF PRECISE PLAN

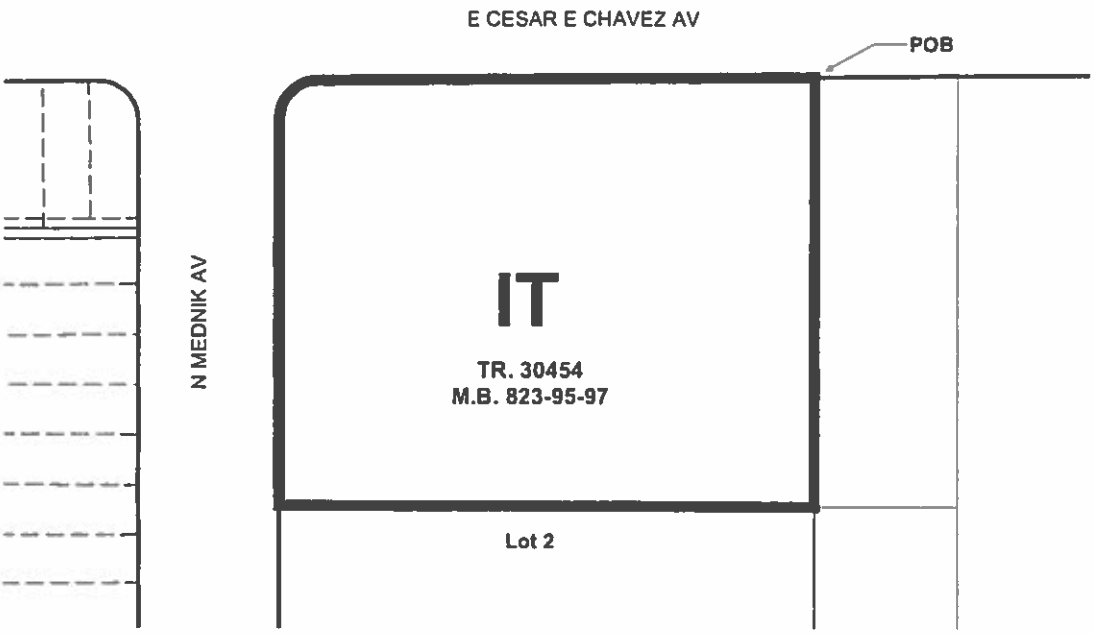
EAST SIDE UNIT NO. 4 ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201300003

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF TRACT NO. 30454, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 823, PAGES 95 TO 97 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE MOST WESTERLY LINE IN THE EASTERLY BOUNDARY OF SAID LOT, AND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN SAID NORTHERLY PROLONGATION OF THE MOST WESTERLY LINE IN THE EASTERLY BOUNDARY OF SAID LOT, DISTANT S.00-10-49W. THEREON 300.00 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT; THENCE S.89-55-14W. TO THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT FROM THAT PORTION OF LOT 2 LYING WITHIN THE LINE OF LOTS 26 TO 29 INCLUSIVE IN BLOCK 5 OF MARAVILLA PARK, AS PER MAP RECORDED IN BOOK 18, PAGES 168, OF MAPS, ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY CARL OULIE AND ANNA M. OULIE, HUSBAND AND WIFE, IN DEED RECORDED JUNE 18, 1940, IN BOOK 17584, PAGE 182, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100

FEET

COUNTY ZONING MAP
126H237

DIGITAL DESCRIPTION: \ZCO\ZD_EAST_SIDE_UNIT_4

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
CONDITIONAL USE PERMIT NO. 201300063
OAK TREE PERMIT NO. 201300025

1. **ENTITLEMENT(S) REQUESTED.** The applicant, KIPP LA Schools, is requesting a Conditional Use Permit (CUP) to authorize the operation and construction of a school and an Oak Tree Permit to authorize the encroachment into the protected zone of five (5) oak trees pursuant to County Code section 22.40.700 in the IT (Institutional) Zone.

2. **HEARING DATE.** January 22, 2014

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** *To be inserted after the public hearing to reflect hearing proceedings.*

4. **PROJECT DESCRIPTION.** The proposed project consists of the conversion of an office building (Building 1) and a warehouse building (Building 2) into two education buildings, and the construction of a new education building (Building 3). Combined floor area for all three buildings would be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a 2,562 square foot dance classroom, a 2,884 square foot multi-purpose room, a 1,407 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of on-site queuing area for student pick-up and drop off.

   Off-site improvements include road widening of Mednik Avenue, street light and traffic light relocation, sidewalk rehabilitation along Mednik Avenue and Cesar E. Chavez Avenue, fire hydrant installation along Cesar E. Chavez Avenue, and planting of street trees along Mednik Avenue. Project grading includes approximately 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

   The charter school would be operated by 60 teachers and administrative staff. Maximum enrollment would be 1,250 students. Lower grade students (K-4) would have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) would have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and would have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program would be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events per month and no more than one event per day, including parent-student conferences, committee meetings and fundraisers.

5. **LOCATION.** The project site is located at 4800 East Cesar E Chavez Ave, in the unincorporated community of East Los Angeles. The APN number for the subject

parcel is 5251-009-906. The project site has an area of 2.6 acres and approximately 375 feet of street frontage along East Cesar E Chavez Ave, an Existing Secondary Highway, and approximately 300 feet of street frontage along Mednik Avenue, which is classified as an Existing Major Highway in the Los Angeles County Master Plan of Highways.

6. **SITE PLAN DESCRIPTION.** The site plan depicts a rectangular 2.59-acre lot. The site is currently developed with a two-story, 20,658 square foot building (Building 1) and a one-story, 10,500 square foot building (Building 2), 21,740 square feet of landscaped areas, and 165 parking spaces. Access to the site is provided from both Cesar Chavez Avenue and Mednik Avenue.

   The proposed two-story, 25,900 square foot building (Building 3) would be located to the south of Building 2. The proposed site plan depicts 15,288 square feet of landscaping and 84 parking spaces. Proposed vehicle circulation for drop-off and pick-up would be limited to ingress from Cesar Chavez Avenue and egress onto Mednik Avenue.

   The project would encroach into the protected zone of five (5) oak trees. Four (4) oak trees are located along Cesar Chavez Avenue and the fifth oak tree is located near the southern boundary of the property.

   There are two outdoor murals designed by artist David Lopez located along the southeasterly portion of the project site. The murals are approximately 25 feet in width by 13 feet in height and are set back approximately 35 feet from Mednik Avenue. The murals were originally painted on a wall of the former Casa Maravilla housing project (located to the north of the subject site), and were salvaged and relocated to the subject site when the housing project was torn down in 1975. One mural features an image of the Virgin of Guadalupe surrounded by an aura of radiating light while the other mural depicts a cross overlaid with lines from a poem. The murals were originally designed to serve as a local community shrine. To date, the community visits the site to leave flowers, light candles, and offer prayers. The proposed project would not disturb the artwork at the project site. The applicant intends to maintain the artwork.

7. **EXISTING ZONING.** The subject property is zoned O-S (Open Space). Surrounding properties are zoned as follows:

   North: R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), C-2 (Neighborhood Business)
   South: O-S, R-3
   East: O-S
   West: C-3, R-3, R-2 (Two-Family Residences)

8. **EXISTING LAND USES.** The subject property is developed with the former offices of the Housing Authority of Los Angeles County. Surrounding properties are developed as follows:

North: Maravilla Housing Project, Commercial Retail
South: Belvedere Park, 1st Street Elementary School
East: Belvedere Park
West: Commercial Retail/Offices, Apartments

9. **PREVIOUS CASES/ZONING HISTORY.** Previous zoning and case history include:

- Ordinance No. 4051 established the R-3 (Limited Multiple Residence) Zone on the property and was adopted on January 14, 1942 and was effective on April 2, 1942.

- Ordinance No. 880153Z established the O-S (Open Space) Zone on the property and was adopted on September 13, 1988 and was effective on October 13, 1988.

- Conditional Use Permit No. 107 & Variance No. 64 to authorize a temporary trailer park to provide temporary housing for tenants during reconstruction of the Maravilla Housing Project to the north of the project site. The trailer park was not developed as the housing was found to be un-necessary.

- Conditional Use Permit No. 5067 to authorize a new central office and storage facility for the Housing Authority was approved by the Regional Planning Commission on August 21, 1974. The CUP was amended on January 28, 1976 to permit an addition of 8,000 square feet to the proposed central office and 2,000 feet to the proposed storage facility.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan ("Community Plan"). The proposed use is consistent with the permitted uses of the underlying land use category which is intended for schools, parks/open space, public buildings, and hospitals.

The following policies of the Community Plan are applicable to the proposed project:

- Provide for new development which is compatible with and complements existing uses. (Land Use, Pg. 2)

- Encourage the expansion of school facilities, especially in elementary schools, so that adequate acreage is provided. (Education, Pg. 4)

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.40.710 of the County Code, establishments in the IT Zone are subject to the following development standards:

- Parking (22.52.1200 – Schools). According to the Zoning Code, "every building used in whole or in part for an elementary school having no grade above the

sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom." The school has 43 classrooms, in buildings that are in whole and in part used for grades K-5, and therefore requires 43 parking spaces. The Zoning Code also requires "one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly" for "every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth." The 2,884 square foot multi-purpose room located in Building 2, which would be used for various assembly uses including dining, has an occupant load of 192 persons and would require 38 parking spaces. The total required parking spaces for the school would therefore be 81 parking spaces; 84 parking spaces are proposed.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- Fences. The proposed fencing along the perimeter of the property, which consists of a combination of block wall and wrought iron fencing at a maximum height of six feet, is consistent with the CSD fence requirements.

- Height Limit. The existing and proposed buildings, which range from a height of 26 to 31.5 feet, are below the 40-foot maximum height requirement of the CSD.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The construction, operation, and maintenance of the charter school is unlikely to negatively affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, or constitute a hazard to public health or safety.

The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

The proposed project would not significantly alter the aesthetics of project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

The proposed school is within walking distance to the Maravilla Housing Project directly to the north and surrounding residential neighborhoods to the east and west. Due to the proximity, the proposed project will likely contribute positively to the general welfare of the community by creating a more walkable neighborhood and reducing the necessity of vehicle trips for student transportation.

The proposed project has been reviewed and cleared by County Fire, Forester, Public Health, Parks and Recreation, and Public Works.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

- Public Works. Staff received a letter from the County Department of Public Works ("Public Works"), dated November 18, 2013, clearing the project for public hearing with recommended conditions of approval regarding the project's road improvements, drainage plan, grading, street lighting and sewer connection.

  On January 14, 2014, staff received correspondence from Public Works indicating that the applicant had requested a waiver of the street widening requirements on Mednik Avenue, and that Public Works had granted the waiver. Therefore conditions 1.3, 1.4, 1.5, 1.6, 1.7, 1.13, 1.14, and 4.1 are waived from the letter dated November 18, 2013.

- Fire (Land Development Unit). Staff received a letter from the County Fire Department, dated December 13, 2013, clearing the project for public hearing with recommended conditions of approval regarding fire flow, site access, gate locking devices, and a required new fire hydrant.

- Fire (Forester). Staff received a letter from the County Forester, dated November 21, 2013, clearing the project for public hearing with recommended conditions regarding the encroachment of five (5) oak trees.

- Public Health. Staff received a letter from the County Department of Public Health, dated November 1, 2013, clearing the project for public hearing with recommended conditions of approval regarding potable water supply, wastewater disposal, and noise.

- Parks and Recreation. Staff received a letter from the County Department of Parks and Recreation, dated September 30, 2013, with recommended conditions of approval regarding vegetative screening along the southern boundary of the property which fronts the Belvedere Community Regional Park, limits to hours of construction, and use of the park facilities by the school.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. **PUBLIC COMMENTS.** No comments were received from the public.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The project site is located within the P (Public Use) land use category of the East Los Angeles Community Plan ("Community Plan") which is intended for schools, parks/open space, public buildings, and hospitals.

    Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The proposed project would expand the availability of existing education facilities in the local community which supports the goals and policies of the East Los Angeles Community Plan.

    The proposed project would not significantly alter the aesthetics of the project site, as the only new structure proposed, Building 3, would be located at the rear of the property behind Building 1. In addition, a condition of approval would require the maintenance of a row of trees along the southern property perimeter, to screen view of the proposed building from patrons in Belvedere Community Regional Park to the south.

    Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. The proposed project is in compliance with the development standards of the IT Zone pursuant to Section 22.40.710 of the Zoning Code, regarding design, access and parking, development features, and signs. The proposed project is also in compliance with the development standards of the East Los Angeles Community Standards District (CSD) pursuant to Section 22.44.118 of the County Code.

    Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The proposed site is served by East Cesar E Chavez Ave, an Existing Secondary Highway, and Mednik Avenue, an Existing Major Highway.

    Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

OAK TREE PERMITSPECIFIC FINDINGS

20. Pursuant to Section 22.56.2140, a copy of the applicant's oak tree report as required by Section 22.56.2090 was sent to the County Forester to review the

accuracy of statements contained therein, and to inspect the project site. The County Forester concurred with the oak tree report submitted by the applicant, which was completed by a certified arborist, and supports the approval of the Oak Tree Permit, subject to conditions.

Therefore, the proposed construction of proposed use will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

21. The proposed encroachment into the protected zone of five (5) oak trees would not have an adverse impact on the surrounding neighborhood. Conditions of Approval would ensure that potential loss of the oak trees due to construction would be mitigated by requiring the replacing of the lost trees at the appropriate ratio.

    Therefore, the proposed encroachment into the protected zone of the oak trees is not contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

ENVIRONMENTAL DETERMINATION

22. The Initial Study prepared by staff concluded that there is no evidence that the project may have a significant impact on the environment.

    Therefore, the Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

23. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to thirty (30) years.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

WITH RESPECT TO THE OAK TREE PERMIT:

A. That the encroachments into the protected zones of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

B. That the encroachments into the protected zones of the oak trees is not contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300063 and Oak Tree Permit No. 201300025 are Approved subject to the attached conditions.

ACTION DATE: January 22, 2014

MM:MT
1/14/2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01148-(1)
CONDITIONAL USE PERMIT NO. 201300063
OAK TREE PERMIT NO. 201300025

PROJECT DESCRIPTION

The project consists of a Conditional Use Permit for the construction and operation of a charter school in the IT Zone and an Oak Tree Permit for the encroachment into the protected zone of five (5) oak trees, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on January 22, 2044**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$3,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **fifteen (15) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,231.25** ($2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,070.25** ($2,995.25 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

20. The Oak Tree Permit shall not be effective until an Exhibit "A" is approved for the construction of the charter school, demonstrating the need to encroach upon the said trees.

21. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated November 21, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

22. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

23. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

24. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

PROJECT SITE SPECIFIC CONDITIONS

25. The school shall be limited to a maximum enrollment of 1,250 students and a maximum staff of 60 persons.

26. Student instruction shall begin no earlier than 7:30 a.m. and cease no later than 5 p.m. Start times for the lower grade students (K-4) and upper grade students (5-8) shall be staggered no less than 15 minutes apart. Dismissal times for the lower and upper grade students shall be staggered no less than 1 hour apart.

27. The after school enrichment program shall be limited to a maximum enrollment of 250 students, until 6:00 p.m. daily.

28. During pick-up and drop-off times, at least four adult monitors, identified appropriately with reflective vests or similar, shall monitor student drop-off and pick-up operations.

29. Outdoor lunch periods for students shall be staggered, weather permitting, in order to minimize noise emanating from the project site.

30. Special events, such as parent-student conferences, committee meetings and fundraisers, shall not exceed 4 events per month, with no more than one event per day.

31. The permittee shall provide parking as required by County Code section 22.52.1200 (Schools), calculated at a parking ratio of 1:5 (assembly area) and 1

parking space per classroom (for buildings that are in whole or in part used for an elementary school). The school's largest assembly room has an occupant load of 192 persons which would require not less than 38 spaces be provided based on the applicable ratio. The school has 43 classrooms, and therefore requires 43 parking spaces, for a total of **81 required parking spaces**. If the permittee changes the operation of the school so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the school substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

32. Within 60 days of approval the permittee shall submit a signage exhibit to the satisfaction of Regional Planning.

33. The permittee shall install and maintain vegetated screening along the southern property perimeter of the project site.

34. Construction shall not occur on weekends.

35. The permittee shall maintain the existing murals on the project site.

36. Outdoor lighting shall be installed and maintained in all uncovered parking areas. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Lighting shall be turned off within 30 minutes after conclusion of operating hours or on-site activities, with the exception of sensor-activated security lights and/or low level lighting.

37. All gates on the project site comply with Fire Regulation 5 access standards to the satisfaction of the Los Angeles County Fire Department.

38. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 18, 2013.

39. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 13, 2013.

40. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 1, 2013.

41. The permittee shall comply with all conditions set forth in the attached County Forester letter dated November 21, 2013.

Attachments:
Public Works Department Letter dated November 18, 2013
Fire Department Letter dated December 13, 2013
Public Health Department Letter dated November 1, 2013
County Forester's Letter dated November 21, 2013
Oak Trees: Care and Maintenance Guide

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http //dpw lacounty gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO
P O BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 18, 2013

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Maral Tashjian

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300063
OAK TREE PERMIT (OTP) NO. 201300025
ZONE CHANGE NO. 201300003
PROJECT NO. R2013-01148
4800 EAST CESAR E. CHAVEZ AVENUE
ASSESSOR'S MAP BOOK NO. 5251, PAGE 9, PARCEL NO. 906
UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES

We reviewed the site plan for the proposed project located at 4800 East Cesar E. Chavez Avenue in the unincorporated County area of East Los Angeles. The proposed Charter Campus School (Grades K-8) project involves the conversion of the existing 20,658-square-foot office building (Building 1) and 10,500-square-foot warehouse building (Building 2) into two education buildings as well as the construction of a new 25,900-square-foot education building (Building 3).

Combined floor area for all three buildings will be approximately 57,560-square-feet and will consist of a total of 43 classrooms, one multi-purpose room, two teacher lounges, and two administrative offices. The site will include 1,486 square feet of outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, and 84 on-site parking spaces will be provided. Projected grading includes 1,750 cubic yards of cut, 296 cubic yards of fill, 1,733 cubic yards of compaction, and 1,454 cubic yards of export.

The proposed school will have a maximum enrollment of 1,250 students and 60 faculty members. Lower grade students (Grades K-4) will have regular instruction hours from 7:45 a.m. to 4 p.m. on Monday through Thursday and 7:45 a.m. to 2 p.m. on Friday. Upper grade students (Grades 5-8) will have regular instruction hours from 7:30 a.m. to 5 p.m. Tuesday through Thursday and will have a 1 p.m. dismissal on Monday and

3:30 p.m. dismissal time on Friday. An after school enrichment program will be provided for approximately 250 students until 6 p.m. daily. Special events (including parent-student conferences, committee meetings, and fundraisers) would not exceed 4 events per month and no more than one event per day.

☒ Public Works recommends approval of this site plan.

☐ Public Works does **NOT** recommend approval of this site

Upon approval of the site plan, we recommend the following conditions:

1. Road

   1.1 Dedicate an adequate right of way for a corner cut-off, based on a 35-foot curb return radius, at the southeast corner of Cesar E. Chavez Avenue and Mednik Avenue to the satisfaction of Public Works. A fee will be required for the review of the dedication documents.

   1.2 Permission is granted to waive the road widening on Cesar E. Chavez Avenue since a 12-foot-wide sidewalk will provide pedestrian and student access to the Charter School.

   1.3 Construct new standard curb, gutter, and full-width sidewalk, 42 feet from centerline, on Mednik Avenue to the satisfaction of Public Works.

   1.4 Provide an adequate curb transition on Mednik Avenue fronting the adjacent southerly property (APN 5251-009-909) from the northerly driveway of APN 5251-009-909 to the existing curb and gutter to the satisfaction of Public Works. The northerly driveway of APN 5215-009-909 will be part of the road widening on Mednik Avenue, and the relocation of the existing street light will be required to accommodate the curb transition. A 25-foot minimum curb return radius or other acceptable radius should be used to accommodate street sweepers to the satisfaction of Public Works. Relocate any affected utilities.

   Please note this widening may impact the driveway leading to the adjacent property located immediately south of the project site (APN 5251-009-909). Should the adjacent driveway, which is currently being used for maintenance purposes to the existing park site, be affected, it must be reconstructed to comply with current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works. A construction letter, in a form acceptable to Public Works, from the property owner of the adjacent property (APN 5251-009-909) must be obtained to gain permission to enter

and reconstruct the driveway. The driveway will need to be depressed and remedial off-site grading may be necessary. It shall be the sole responsibility of the applicant to gain all necessary off-site approvals.

1.5 Construct base and pavement to join new curb and gutter on Mednik Avenue, to the satisfaction of Public Works.

1.6 Construct a 35-foot curb return radius with a standard curb ramp at the southeast corner of Cesar E. Chavez Avenue and Mednik Avenue to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate/upgrade any affected utilities including the existing traffic signal equipment, which will require a separate signal plan.

1.7 Reconstruct the concrete that is cracked in the vicinity of the existing curb return, as needed, at the southeast corner of Cesar E. Chavez Avenue and Mednik Avenue to the satisfaction of Public Works.

1.8 Reconstruct the driveway approach that serves the site on Mednik Avenue to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities.

1.9 Replace any displaced/broken sidewalk along the property frontage on Mednik Avenue and Cesar E. Chavez Avenue to the satisfaction of Public Works.

1.10 Plant street trees on Mednik Avenue along property frontage to the satisfaction of Public Works. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.

1.11 Repair any improvements damaged during construction to the satisfaction of Public Works.

1.12 Comply with all the requirements listed in the attached letter from Public Works' Traffic and Lighting Division letter dated November 12, 2013, to the satisfaction of Public Works.

1.13 Submit plans for the relocation of the Los Angeles County Flood Control District catch basin and the storm drain connection to Land Development Division, Permits and Subdivisions Section, prior to obtaining a grading/drainage permit. The existing catch basin is located on Cesar E. Chavez Avenue near the curb return.

1.14 Submit a traffic signal plan to Public Works for review and approval for the upgrade/relocation of traffic signals, which includes loop restoration that accommodates the road widening of Mednik Avenue, to the satisfaction of Public Works.

1.15 Submit a signing and striping plan to Public Works for review and approval to address the necessary restriping/extension of the existing crosswalks (due to the widening of Mednik Avenue and the modification to the existing curb return) as well as to comply with the requirements outlined in the attached Public Works' Traffic and Lighting letter dated November 12, 2013, to the satisfaction of Public Works.

1.16 Submit street improvement plans to Public Works and acquire street plan approval or direct check status before obtaining a grading/drainage permit.

1.17 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian, tmardirosian@dpw.lacounty.gov, of Public Works' Land Development Division at (626) 458-4910.

2. Drainage

2.1 Prior to issuance of building permits, a drainage concept plan must be approved by Public Works. If major changes to the site configuration are made as a result of Low-Impact Development design, a revised site plan will be required to include the impacts identified in the approved drainage concept plan. The drainage concept plan/project must:

2.1.1 Show the extent of drainage impacts including off-site drainage patterns from adjoining properties and provide mitigation acceptable to the County for the proper distribution of contributory drainage, if necessary. Engineering calculations to support sizing of retention and detention basins must also be provided.

2.1.2 Include and comply with a Low-Impact Development Plan (LID) as part of the drainage concept. Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the LID Standards Manual, which can be found at: http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf.

2.1.3 Comply with the current Municipal Separate Storm Sewer System (MS4) Permit as part of the drainage concept. This will require all infiltration water quality devices to be sized using the .75-inch storm or the 85th percentile storm, **whichever is greater**. A map with the 85th percentile storm can be found at (http://dpw.lacounty.gov/wrd/hydrologygis/).

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

3. Grading

3.1 Submit a grading/drainage plan, as appropriate, for approval to Public Works. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the water quality devices, and the LID features, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

3.2 Provide the latest drainage concept/hydrology/water quality/LID plan by Land Development Division's Storm Drain and Hydrology Section.

3.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.

3.4 Provide soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division, as applicable.

For questions regarding the grading conditions, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian, tmardirosian@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

4. Street lighting

4.1 Provide street lighting plans to address the relocation of the existing street lights on concrete poles with underground wiring, along the property frontage on Mednik Avenue, to the satisfaction of Public Works. The relocation of the street lights is due to the required road widening on Mednik Avenue. The street lighting plans, when submitted, shall show all existing lights along with existing and/or proposed underground utilities plans and should be submitted as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

For questions regarding the street lighting condition, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

5. Sewer

5.1 Secure a sewer lateral connection permit and pay all applicable fees to the satisfaction of the County of Los Angeles Sanitation Districts. Should the applicant request to connect to Public Works' Sewer Maintenance District sanitary sewer, the applicant will be required to submit a sewer area study to determine if capacity is available in the sewerage system servicing this project prior to submitting plans for the sewer lateral connection permit from Public Works.

For questions regarding the sewer condition, please contact Jae Kim of Land Development Division at (626) 458-4921 or jakim@dpw.lacounty.gov.

If you require additional information, please contact Ruben Cruz, rcruz@dpw.lacourty.gov, or Teni Mardirosian, tmarderosian@dpw.lacounty.gov, at (626) 458-4910.

TM:tb
P:\ldpub\SUBPCHECK\Plan Check\CUP\CUP 201300063-4800 Cesar\TCUP 201300063\2013-11-12\13-11- CUP 201300063.docx

Attach.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE T-4

November 12, 2013

Mr. Brian Marchetti
Katz, Okitsu, and Associates
1100 Corporate Center Drive, Suite 201
Monterey Park, CA 91754

Dear Mr. Marchetti:

KIPP CHARTER SCHOOL
4800 EAST CESAR CHAVEZ AVENUE
TRAFFIC IMPACT STUDY – AUGUST 2, 2013
EAST LOS ANGELES

As requested, we reviewed the Traffic Impact Study for KIPP Charter School located at 4800 East Cesar Chavez Avenue in the unincorporated County area of East Los Angeles.

We generally agree with the Traffic Impact Study that the traffic generated by the project alone as well as the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area. However, the project shall adhere to the site access conditions listed below.

- Install parking restrictions between the hours of 7 a.m. to 9 a.m. and 3 p.m. to 5 p.m. along the project frontage on the south side of Cesar Chavez Avenue prior to the issuance of a building occupancy permit.

- Install school pavement markings, school assembly signs, and yellow crosswalks as necessary prior to issuance of a building occupancy permit.

- Restrict the project driveway located on Cesar Chavez Avenue to right-turn ingress turning movement only. Restrict the project driveway located on Mednik Avenue to egress only. Public Works reserves the right to restrict the project driveway located on Mednik Avenue to right-turn egress turning movement only in the future.

Cui Platisch

- Provide adult monitors wearing reflective vests to monitor the student drop-off and pick-up operations.

- Advise faculty, staff, students, and parents at the beginning of the school year and reinforce throughout the school year that the student drop-off and pick-up operations shall be restricted to on-site only.

Detailed signing and striping plans related to the above conditions shall be submitted to Public Works for review and approval.

If you have any further questions, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

El:la
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REVISED CONDITIONS
Supersedes Fire Dept. Conditions Dated 09/11/13

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division – Land Development Unit

5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: December 13, 2013 **SITE PLAN DATE:** FD 09/11/13

TO: Department of Regional Planning
Zoning Permits - Maral Tashjian

PROJECT #: R2013-01148

LOCATION: 4800 East Cesar Chavez Avenue, Los Angeles (unincorporated)

☒ The required fire flow for this development is **2000** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. **2** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Water:** The fire flow is adequate for this project.

As noted on Sheet A2.2, install one (1) public fire hydrant on Cesar Chavez Avenue, west of the entry point as noted on the . The installation of the public fire hydrant is required as part of Phase 1 of the development.

☒ **Access:** Provide access as noted on Sheet A2.2.

Access shall comply with Section 503 of the Fire Code.

Provide a minimum driveway width of 26 feet, clear-to-sky, to be posted "No Parking-Fire Lane" to within 150 feet distance of any exterior portion of all on-site structures.

Provide a minimum center-line turning radius of 32 feet for each turn.

Provide an approved Fire Department locking device at each gate location to gain access to the development.

☒ **Conditions for Approval:** Submit a minimum of three (3) copies of the water plans indicating the location of public fire hydrant to be installed on Cesar Chavez Avenue to the Department's Land Development Unit for review. The water plan can be submitted after the public hearing.

☒ **Comments:** The proposed project is "cleared" to proceed to public hearing.

All fire protection facilities, including water and access, must be provided prior to and during construction. Should any questions arise regarding this matter, please contact our office at (323) 890-4243.

Inspector: *Wally Collins*

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Don Knabe
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Michael D. Antonovich
Fifth District

November 1, 2013

TO: Maral Tashjian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS M.T
Environmental Health Division
Department of Public Health

SUBJECT: PERMIT CONSULTATION – CHARTER SCHOOL
PROJECT NO. R2013-01148
4800 E. CESAR CHAVEZ AVE., LOS ANGELES 90022

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is for the construction, use, and maintenance of a charter school campus for grades K-8, on a 2.59-acre lot. Conversion of the existing two-story, 20,658 square foot office building, and 10,500 square foot warehouse building into two education buildings, and construction of a new two-story, 25,900 square foot education building. Construction of the proposed project will be delivered in phases.

The Department recommends approval of this CUP with the following conditions:

Potable water supply and wastewater disposal

The proposed project shall remain connected to existing public water and public sewer facilities.

Noise

This is to inform you that staff from Toxics Epidemiology Program has reviewed the acoustical study, *"KIPP LA Charter Noise Technical Study"* dated October 2013 and the Draft DRP's draft initial study (IS) for the school project referenced above. We concur with the findings and recommendations found in the draft Initial Study and the acoustical study.

The project shall comply with the requirements of the Los Angele County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220.

If you should have any other questions, please contact me at (626) 430-5382.

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director John Wicker, Chief Deputy Director

September 30, 2013 Sent via e-mail: mtashjian@planning.lacounty.gov

TO: Maral Tashijian
Department of Regional Planning

FROM: Julie Yom, Park Planner
Environmental and Regulatory Permitting Section

SUBJECT: **CUP CONSULTATION**
PROJECT NO. R2013- 01148-(1)
CUP 201300063
4800 EAST CESAR CHAVEZ AVE., LOS ANGELES
KIPP CHARTER SCHOOL
APN: 5253- 009- 906

The above project, which proposes a construction, use, and maintenance of a charter school campus for grades K-8 on a 2.59-acre lot has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The proposed project is located directly northwest of Belvedere Community Regional Park (4914 East Cesar Chavez Avenue) and it will have the following impacts to the park.

AESTHETICS

Due to the close proximity, the proposed 2- story building will have an adverse effect on the view from park. Mitigation for aesthetic impacts should include vegetative screening of the project site so that it can create visual relief for the park patrons.

AIR QUALITY

The proposed activities associated with project construction and increased traffic generated by the project will result in fugitive dust, mobile emissions, and various stationary source emissions. Park patrons, especially the users of the nearby soccer and baseball fields as well as the fitness zone will be vulnerable to the effects of air pollutants, including the elderly, children, and persons with pre-existing respiratory or cardiovascular illness. The programming of the fields are generally from 5pm to 10 pm on weekdays and from 9am to 9pm on weekends. The fitness zone is used from 6 am to 9pm every day. Construction should be limited to weekdays and not allowed on weekends when the park is most heavily used.

NOISE
The construction of the proposed project will generate increased noise levels adversely affecting the users of the nearby soccer and baseball fields as well as the fitness zone, the elderly, and children. Although construction noise is a temporary impact, mitigation measures should be implemented to reduce this significant impact. The programming of the fields are generally from 5pm to 10 pm on weekdays and from 9am to 9pm on weekends. The fitness zone is used from 6 am to 9pm every day. Construction should be limited to weekdays and not allowed on weekends when the park is most heavily used.

RECREATION
The construction of the project will have adverse aesthetics, air quality, and noise impacts to the park patrons especially affecting the users of the nearby soccer and baseball fields as well as the fitness zone.

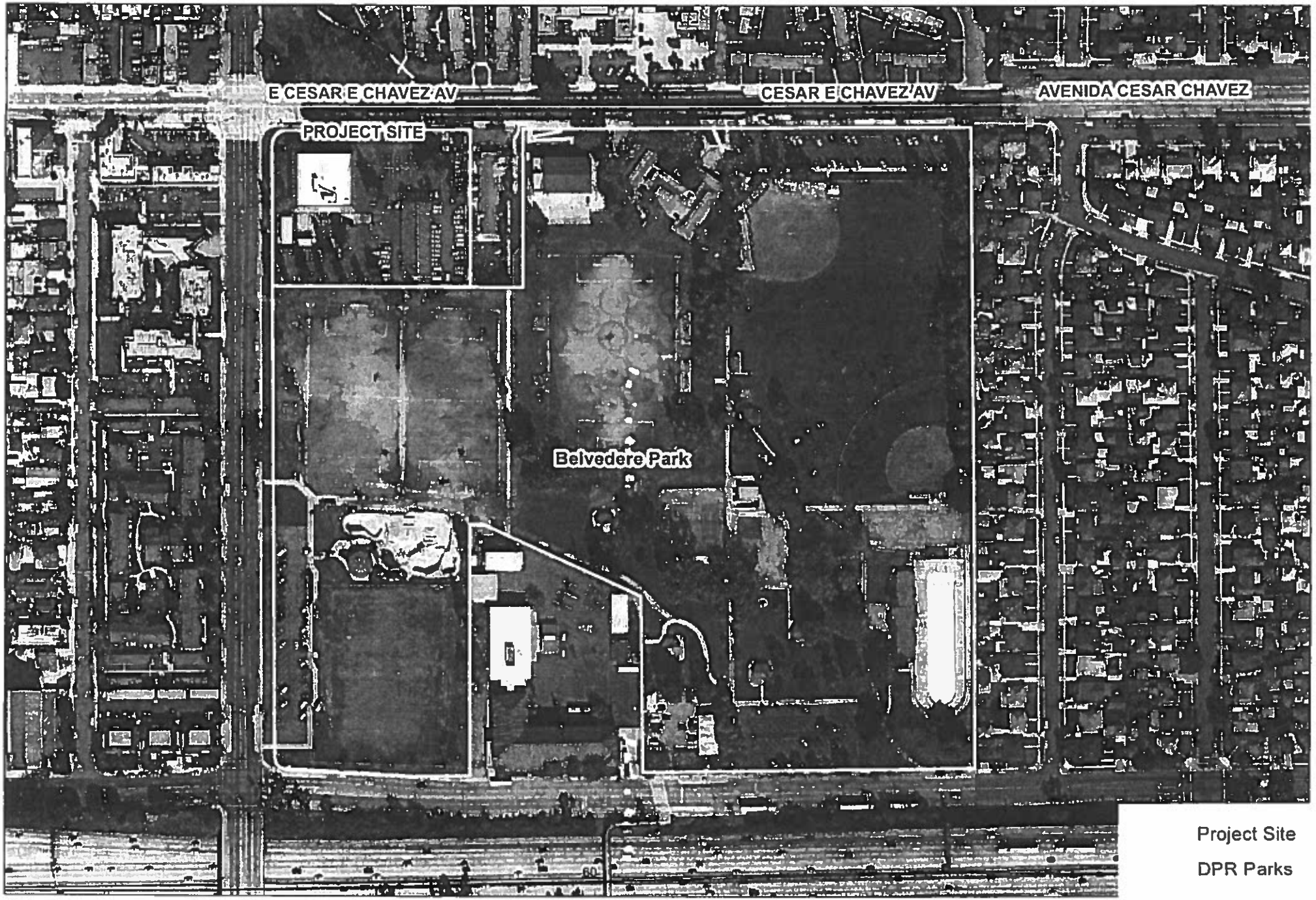
In addition, the site plan does not include a gym, multipurpose fields or aquatics facility. If the school desires to use the facilities at Belvedere Park, this potential use must be discussed with DPR. Also, parking for Belvedere Park can be impacted during parent conferences and events especially, if they take place late afternoons when there are sports activities in progress at Belvedere Park. If the school holds an event on weekends, the park staff should be notified of the event as soon as possible to avoid conflicts with the park's special events traffic or parking concerns. For questions or inquiries related to recreation, please contact Anthony Montanez at (626) 968-2791 or amontanez@parks.lacounty.gov.

Thank you for including this Department in the review of this document. If we may be of further assistance, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

JY/ R2013-01148, Kipp Charter School CUP

Enclosure: Map of Project and Belvedere Park

c: Department of Parks and Recreation (N. E. Garcia, K. King, F. Gonzales, J. Rupert, M. Escobar, A. Montanez)



Date 6/3/13
Map Prepared By JY

Aerial LAR-IAC3
Parcels Assessor 2010
HWY's and Roads Thomas Brothers (All rights reserved)

Kipp Charter School
Project No. R2013-01148
County of Los Angeles Department of Parks and Recreation

500 Feet

N

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

November 21, 2013

Maral Tashjian, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Maral Tashjian:

OAK TREE PERMIT NUMBER 2013-00025
PROJECT NUMBER R2013-01148-(1)
4800 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES

We have reviewed the "Request for Oak Tree Permit #2013-00025." The project is located at 4800 East Cesar E. Chavez Avenue in the unincorporated area of Los Angeles. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Don Wynn, the consulting arborist, dated April 11, 2013 and revised October 7, 2013.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of five (5) trees of the Oak genus identified as Tree Numbers 1, 2, 6, 9 and 10 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure

ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
Please see attached
B. That a need for the proposed zone classification exists within such area or district; and
Please see attached
C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
Please see attached
D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
Please see attached

ZONE CHANGE APPLICATION: BURDEN OF PROOF

FINDINGS

Pursuant to Section 22.16.110 of Title 22 of the Los Angeles County Code, Applicant is hereby substantiating the need for a zone change of the subject property through the following facts and findings:

A. That the modified conditions warrant a revision of the zoning plan as it pertains to the area or district under consideration; and

The proposed project consists of the redevelopment of a public facility owned and operated by the Housing Authority of the County of Los Angeles (HACoLA) into a K-8 charter school campus. The proposed modified conditions warrant a revision of the zoning plan, fostering implementation of the General Plan's goals and policies for the subject's plan area. The subject site is zoned "OS" or Open Space, which is inconsistent with its current use as a public facility (owned and operated by HACoLA). The proposed "IT" zone classification allows public facilities, subject to a conditional use permit, such as the existing government offices and services; therefore, even in the absence of the proposed K-8 charter school project, the proposed IT zone would bring zoning into consistency with the existing land use.

The proposed zone change would also bring zoning into consistency with the community plan and future plans pending adoption in the subject's neighborhood. The subject site is located within the boundaries of the East Los Angeles Community Plan Area (the "Community Plan"). The Community Plan was adopted by the Los Angeles County Board of Supervisors and provides a framework for the goals, policies, and programs affecting the allocation of resources and the pattern, density, and character of development in East Los Angeles. In order to promote a more efficient delivery of services such as health, public safety, and education, the Community Plan includes the following goals and objectives:

Land Use: *Provide for new development, which is compatible with and complements existing uses;*

Education: *Encourage the expansion of school facilities, especially elementary schools, so that adequate acreage is provided;*

The proposed K-8 charter school project provides new development, which is compatible with and complements existing uses. As further discussed below, the subject site is located within a mixed-use neighborhood, with adjoining land uses consisting of residential and commercial developments. Residential land uses are compatible with schools, as neighborhood children could benefit by attending a new school within walking distance to their home. Commercial land uses such as retail and other service commercial uses are also compatible with schools, as this type of land use benefits from the pedestrian activity associated with a school operation. Pedestrian foot traffic generates business for retail tenants. The proposed project's students, staff, and families could patronize and support existing local businesses, which helps support the local economy and promotes a more pedestrian friendly community.

In addition to supporting the existing Community Plan's goals and objectives, the proposed project will also be consistent with the (pending adoption in 2014) East Los Angeles 3rd Street Specific Plan (the "Specific Plan"). The proposed Specific Plan, which is consistent with the Draft General Plan 2035, emphasizes pedestrian friendly, transit-oriented development (TODs) in the subject's neighborhood, capitalizing on the recent, significant public infrastructure

improvements. In May 2008, the East Los Angeles community celebrated the dedication of the East Los Angeles Civic Center, located ¼-mile south of the subject property along 3rd Street and Mednick Avenue. The Civic Center includes a public library, park, and field offices for Los Angeles County Supervisor Gloria Molina, Building & Safety, and Regional Planning. In November 2009, the Los Angeles County Metropolitan Authority (MTA) completed the $900 million expansion of the Metro Gold Line, which connects East Los Angeles by rail to Downtown Los Angeles, Hollywood, Pasadena, Long Beach and the broader metropolitan region. The Metro Civic Center stop is just south of the Civic Center, in proximity to the subject site.

The substantial public and infrastructure investments are providing East Los Angeles with a transformative opportunity to develop into a more transit-friendly community, with recent, private developments capitalizing on this opportunity. Commercial corridors such as Cesar Chavez Avenue and Mednick Avenue, fronting the subject property, have experienced recent development activity, including the opening of a new retail center immediately west of the subject property, which is connected to the Metro station via the El Sol shuttle. A retail center has also opened at the intersection of Mednick Avenue and 3rd Street, just west of the Metro Station, which includes the first Coffee Bean in East Los Angeles.

The proposed K-8 charter school project is consistent with the proposed Specific Plan's vision of creating a transit-oriented, pedestrian friendly environment because it has potential to capitalize on the significant infrastructure improvements. The subject site is only ¼ mile north of the Metro Civic Center stop and the El Sol - East Los Angeles Shuttle service has a stop immediately in front of the subject property. The proximity of the subject site to key transportation nodes is compatible with creating a pedestrian and transit friendly environment, as the project's K-8 students and families, could either walk, bike, or take public transit to and from the school. This is compatible with and advances the policies, goals, and objectives of the General Plan and Specific Plan (pending adoption) for the subject's community, thereby warranting a revision of the zoning plan.

B. That a need for the proposed zone classification exists within such area or district; and

The proposed "IT" zone classification is needed within the subject's area because it will bring the subject's zoning into consistency with the East Los Angeles Community Plan. Currently, the subject site is zoned "O-S," which allows Open Space uses such as campgrounds, community gardens, and grazing but does not specifically allow public uses. However, the subject site is also located within the East Los Angeles Community Plan, which designates the subject site for "P" or public uses such as the proposed school. A zone change is needed to bring consistency between the zoning classification and community plan land use designation.

Public uses, as defined in the East Los Angeles Community Plan, are consistent with the proposed "IT" zone. Pursuant to Section 22.40.410 of the Los Angeles County Code, the purpose and intent of the IT zone is: *A. To allow publicly and privately owned uses which provide public services to the community, B. To protect and preserve public facilities, C. To provide and enhance all educational institutions, whether publicly or privately owned.* The purpose and intent of the proposed "IT" zone is consistent with the East Los Angeles Community Plan, allowing uses such as the existing public facilities and proposed K-8 charter school.

In addition to creating consistency between zoning and the Community Plan, the proposed project will also satisfy a well-recognized need in East Los Angeles. According to the Community Plan's Education goals, there is a need to encourage the expansion of school facilities, especially elementary schools. The proposed project will directly satisfy this need, as it will serve students in grades K-8. The proposed operator, KIPP LA Schools has a history of delivering stellar academic results in East Los Angeles and other under-served communities. An estimated 84% of KIPP alumni are persisting in college, compared to an average of approximately 10% in South and East Los Angeles. Additional information can be found in Exhibit A.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The surrounding land uses are compatible with the proposed "IT" zone classification. The site is located on a 2.59-acre corner lot with dual frontage along Cesar Chavez Avenue and Mednick Avenue. Both, Cesar Chavez Avenue and Mednick Avenue are improved with mixed land uses, which are compatible to the proposed K-8 charter school campus on the subject site. These compatible land uses include the following:

North
Immediately north is a 504-unit public housing development, Nueva Maravilla, operated by the Los Angeles County Housing Authority (HACoLA). According to HACoLA, there is an estimated 390 children (Years 0-14) living at Nueva Maravilla. These children could benefit from the proposed development, providing a much needed school across the street from their home. These children could walk to school thereby advancing the pedestrian friendly goals and objectives of the proposed 3rd Street Specific Plan. North of these housing projects is the Monterey Park city limit, with land uses including single and multi-family residential and a corporate office campus.

South
Immediately south of the subject is Belvedere Park, a 30.94-acre public park with amenities including but not limited to a skate park, pool, gym, and baseball fields. A public park is a complimentary land use, as the students attending the subject school could participate in the programs and activities offered by Belvedere Park. Southeast is Hamasaki Elementary School, a public school serving grades K-5, and less than 0.5-mile south is the East Los Angeles Civic Center, which includes a child services center, courthouse, library, and civic offices. The Gold Line metro stop is just south of this Civic Center, at the intersection of 3rd Street and Mednick Avenue, providing an amenity to the proposed school's students, staff, and families. The Gold Line stop combined with the El Sol shuttle service to the subject property, will promote the area's transit-oriented goals and objectives.

East
Immediately east is Centro de Niños, a non-profit bilingual-bicultural children's center providing free and low cost child care and education services. The childcare center is complimentary to the proposed school, as over time, children from El Centro de Niños could enroll at the proposed K-8 charter school campus. East of the Centro is the northeasterly portion of Belvedere Park (discussed above), followed by single and multi-

family developments. Residents from these homes could benefit from the proposed development. Further east, less than 1-mile from the subject property, is East Los Angeles Community College (ELAC).

West

Immediately west of the subject site, at the north and southwest corners of Mednick Avenue and Cesar Chavez Avenue are commercial centers, tenanted by a variety of retail and service commercial tenants. These retail centers could benefit from the pedestrian activity generated by a school operation. Kernwood Terrace Apartments, serving senior citizens, and Kern Villa Apartments, a 49-unit apartment complex serving children and families are just west of the subject site, along Mednick Avenue. Approximately two blocks west of the subject property is a field office for the Los Angeles County Registrar-Recorder/ County Clerk's office, providing a range of civic and community services. Brooklyn Avenue Elementary School is approximately 0.25-mile west of the project site, while the City of Los Angeles is approximately 2.5 miles west of the subject project site.

The subject site is a proper location for the proposed "IT" zone, as the proposed zone would facilitate the development a K-8 charter school campus. The proposed use would provide a needed amenity for the existing, adjoining residential land uses, which would benefit from having a school within walking distance. Existing retail and commercial uses would also benefit from the proposed charter school campus, as the school's faculty, staff, students, and families could support local businesses in the area. Furthermore, the proposed charter school helps advance the area's pedestrian friendly goals and objectives, as the charter school attendees could walk or bike to school and/or also take the readily accessible Metro rail or bus system to and from the subject site.

D. That placement of the proposed zone at such location will be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice

The proposed zone change classification from "O-S" to "IT" and development of a K-8 charter school campus will be in the interest of the public health, safety and general welfare of the East Los Angeles Community. The adjoining land uses, including residential, commercial, and a park, are compatible with a K-8 charter school operation at the subject site, creating a synergy between existing land uses.

The proposed K-8 charter school campus is suitable for the subject's site characteristics. The subject's 2.59-acre parcel is adequate in size to support the proposed charter school project. Adequate parking, student pick-up and drop-off, and recreation space will be provided on-site, ensuring that the proposed project will not cause undue congestion on adjacent streets and highways. On site student pick up and drop off will promote student safety while the curb cuts along Cesar Chavez Avenue and Mednick Avenue will provide adequate circulation on and off the site. Adequate on an off site circulation will be in the interest of the general welfare because vehicular traffic will not adversely impact the adjoining land uses and surrounding community. The proposed project will provide a total of 84 parking spaces, which exceeds the county code's requirements (39) and the number of proposed staff members (60). The provision of adequate parking also promotes public safety and ensures that the project does not adversely impact the

community. Moreover, the project will not have an adverse impact on the adjoining park, as the site will provide adequate on-site recreation space.

The proposed project is compatible in terms of scale and design with the surrounding land use pattern, which will ensure that the project will not diminish the character of the community. The proposed new, two-story building will be similar in height (31'6") to the existing two-story buildings on the subject site (26' – 30') and the two story multi-family developments immediately north and west of the subject property. Existing setbacks will be maintained, while the new building will have a 50' setback on the south and a 35' setback on the east, exceeding setback requirements in the East Los Angeles Community Plan Area. Maintaining these setbacks promotes the general safety and welfare of the community, as setting back the new building prevents noise transmission and shadowing onto adjacent properties. The proposed height, setbacks, and low FAR density are complimentary to the surrounding community. Furthermore, the appropriateness of the proposed project will be reviewed through the Zone Change process, which is subject to Design Review. This will ensure that the proposed project is suitable in terms of, scale, design, and character.

The placement of the proposed "IT" zone classification at the subject site conforms to good zoning practice, as the re-zoning will not only create consistency between the zone classification and the Community Plan but also enable the development of a quality K-8 charter school campus. The need for a quality education alternative in South and East Los Angeles is well documented. It is estimated that only 10% of incoming high school freshmen in South and East Los Angeles go on to college and just 4% earn a college degree. The impact of these low levels of educational attainment is observed through lower life-wages, career opportunities, and other socio-economics indicators. The proposed Operator, KIPP LA Schools is a mission-oriented organization, with a history of serving some of Los Angeles's most under-served communities. KIPP LA Schools' focus on proving what's possible in public education is reflected in its results, with an estimated 84% of KIPP LA's alumni persisting in college, compared to less than 10% for these students' peer groups.

KIPP LA first came to Los Angeles in 2003 with the opening of two middle schools, KIPP Academy of Opportunity and KIPP LA Prep ("KLAP"). KLAP is ranked as the top performing middle school in all of Los Angeles Unified School District, as measured by its 2012 Academic Performance Index. Currently, KIPP LA Schools operates seven (7) elementary and middle schools in South and East Los Angeles and has plans for growth. KIPP Raices Academy serves 525 elementary school students in East Los Angeles, less than two miles away from the proposed project site. In 2012, Raices outperformed 98% of elementary schools in California, which includes affluent communities throughout the State of California. Due to these results, hundreds of families are interested in enrolling their child at KIPP Raices Academy, with the school turning away more families than those that it is serving. Raices's wait list is reflective of the desires of the East Los Angeles Community – the desire to pursue a quality educational alternative.

The proposed project intends to satisfy the community's desires and aspirations by providing a free, quality education program to the East Los Angeles community. The provision of a quality education program advances the Community Plan's goal of *... bring(ing) the policies and values of the education system into greater consistency with the needs and aspiration of the community*. These needs and aspiration are not only reflected by the strong wait list at KIPP Raices Academy but also by the passion and commitment of community members to enroll their child in new KIPP Schools. The proposed project will provide a permanent home to a new K-8

school campus. These new schools are opening in Fall 2013 and as of the date of the application (April 2013), are already fully enrolled and have a wait list. Therefore, satisfying the demands of the East Los Angeles community is not only consistent with the Community Plan's goals and objectives but also represents good zoning practice, as the proposed project will serve a broader goal of protecting, promoting, and advancing the general welfare of the community.

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

please see attached.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Please see attached.

C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

please see attached.

CONDITIONAL USE PERMIT: BURDEN OF PROOF

FINDINGS

The following section delineates the findings that are required for a CUP, per Section 22.56.04 of the Los Angeles County Code:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger, or otherwise constitute a menace to the public health or general welfare.

Adjoining, complimentary land uses, key linkages to public transportation, and the design, scale, and character of the proposed K-8 charter school project will ensure that the proposed project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Adjoining, complimentary land uses supporting the proposed charter school project include: 1. Nueva Maravilla, a 504-unit public housing project serving low-income seniors and families. According to the Housing Authority of the County of Los Angeles (HACoLA) there are 390 children (0-14 years) at Nueva Maravilla; 2. Centro de Ninos, a childcare center serving 81 children; and 3. Kern Villa Apartments, which provides Section 8 housing to low-income families and seniors. There are 40 children between the ages of 0 and 14 years of age residing at Kern Villa. The neighborhood children residing in these multi-family developments or who are enrolled at the nearby day care center could benefit by having an education service provider within walking distance, thereby advancing the general welfare of the community.

Key linkages to existing public transportation nodes combined with possible traffic mitigation measures will ensure that the project does not adversely affect the health, peace, comfort, or welfare of persons in the surrounding area. The subject site is well connected to public transportation, with bus and shuttle stops immediately in front of the subject property, and a Metro rail stop less than 0.5-mile from the subject site. The convenience of public transportation will promote ridership to and from the subject site, thereby reducing traffic and congestion on public roadways, which protects the public safety, peace, and comfort of persons in the surrounding area.

The scale, size, and orientation of the buildings will ensure that the proposed project will not be detrimental to the use, enjoyment, or valuation of nearby properties. The proposed new building height is consistent with the height of other buildings in the immediate vicinity and the proposed new building and two existing buildings are setback from the street or adjoining properties by 40' to 60', which will protect adjoining properties from shadows or noise transmission. Fencing and attractive landscape along the perimeter of the property will ensure that the proposed project does not diminish the use, valuation, or enjoyment of nearby properties.

The proposed use will serve a well-recognized need for the provision of educational services in East Los Angeles. Pursuant to the East Los Angeles Community Plan's (the "Plan") policy objectives, there is a need to encourage the expansion of school facilities, especially elementary schools, so that adequate acreage is provided. The proposed use will satisfy this objective, while also promoting other Plan objectives including the

following Human Resources Goals: *To promote more efficient delivery of services such as health, public safety, education, etc. To bring the policies and values of the education system into greater consistency with the needs and aspirations of the community.* The site's location, immediately across the street from densely populated multi-family projects will provide a more efficient delivery of education services. The proposed school curriculum will reflect the needs and aspirations of the community, as the proposed Operator, KIPP LA Schools, has a strong track record of serving South and East Los Angeles. [Of note is the performance of KIPP LA Prep, which is located in Boyle Heights and is the highest performing middle school in Los Angeles Unified School District, as measured by the Academic Performance Index (API). KIPP Raices Academy, located two miles southeast of the subject property, outperforms 98% of all elementary school in the entire State of California, as measured by the school's API. Additional information on the proposed operator and its results can be found in the attached exhibits.]

The requested action will not jeopardize, endanger, or otherwise constitute a menace to the public, as the proposed project will serve children in the community, providing a well-rounded education that emphasizes the development of the whole child. The proposed charter school campus will also provide a service to parents, families, and the community, as KIPP LA Schools has a track record of collaborating with existing community stakeholders. The current ownership and KIPP LA schools have already engaged with the local community. The school leadership has recruited students from the Nueva Maravilla public housing project, immediately north of the subject site, and engaged with the community at local Farmers Markets and other community functions. Recognizing the importance of education, in February 2013, the Board Chairman of the Los Angeles County Board of Supervisors, Mark Ridley-Thomas, wrote a letter in support of the proposed project and the Board of Supervisors approved a Board Motion introduced by Supervisors Gloria Molina authorizing the current ownership (Housing Authority of the County of Los Angeles) to sell and redevelop the property for the proposed use. These documents are included as attachments.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in Title 22 or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject property is a relatively square shaped parcel with 348.65 feet of frontage on the south side of Cesar Chavez Avenue and 369.73 of frontage on the east side of Mednick Avenue. The site has a total land area of approximately 2.59 acres and is relatively flat.

The proposed project includes a zone change from "OS" or "Open Space" to "IT" or "Institutional." The "IT" has few and very broad development standards; therefore, the proposed project has been designed to meet these and the more restrictive, East Los Angeles Community Standards District development standards.

Pursuant to Section 22.44.118 of the Los Angeles County Code, the subject property is within the boundaries of the East Los Angeles Community Standards District (ELA CSD), which provides the following development standards: 1. Yards: No specific standards delineated for the proposed IT zone; 2. Fences: the ELA CSD allows fences

up to a maximum height of 6', with Planning Director Approval; however, in order to provide security for the students attending the proposed school, the Applicant is requesting a waiver from this requirement to allow a maximum fence height of 8' along the perimeter of the property; 3. Signage: The total permitted sign area of all signs on a building or site is 10% of the building face (not to exceed 240 square feet). In addition, outdoor signs are allowed. Outdoor signs with less than 100 square feet of sign area shall be at least 500 feet from one another. The proposed project will include one outdoor sign on the northern portion of the premises, along the Cesar Chavez Avenue frontage and building signage on the proposed new building. The proposed project will be designed to comply with the ELA CSD development standards associated with signage.

Pursuant to Section 22.51.1200 of Title 22 of the Los Angeles County code and as verified by an occupancy load determination by Building and Safety, Public Works, the proposed project has a requirement of 39 parking spaces. The proposed project is proposing 84 parking spaces, including 6 handicap stalls, which exceeds the parking requirement.

Pursuant to Section 22.52.1084, the Applicant is requesting a reduction in the number of required loading spaces from 3 to 1. Routine loading includes the delivery of meals; however, this will occur daily, before the start of instruction. No major deliveries requiring commercial loading space are expected throughout the school day; therefore, one loading space, in lieu of the required 3 spaces should provide adequate loading area, which will not be detrimental to the use and enjoyment of adjacent properties.

C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry out the kind and quality of traffic such use would generate, and
2. By other public or private services facilities as are required

The project site is adequately served by highways with sufficient width and improvements to support the proposed level of traffic. The subject property has a frontage of 348.65 feet on the south side of Cesar Chavez and 369.73 on the west side of Mednick Avenue. According to Land Development, Public Works, both Cesar Chavez Avenue and Mednick Avenue are designated as Major Highways. Both of these highways are fully improved, with sidewalks, curbs, and gutter and there are curb cuts along both of these highways, providing adequate access to the subject site. The proposed project intends to keep the existing curb cuts on both of these streets. Applicant is submitting a traffic study prepared by KOA Traffic Engineering, which will be reviewed by the Traffic and Lighting Division, Public Works, Los Angeles County. According to the study, no significant, adverse traffic impacts are associated with the proposed K-8 charter school campus.

The proposed project will be adequately served by nearby public and private facilities. The subject site is located immediately north of Belvedere Community Regional Park, a 30.94-acre park comprised of a gymnasium, community center, playground, sport fields, and community swimming pool. While the subject site will provide adequate on-site physical education and recreation space, the adjacent park represents a desirable public amenity adjacent to a school. Other nearby public facilities providing a desirable amenity to the school include a Civic Center, less than 0.5 mile south of the subject, consisting of field offices for County Supervisor Gloria Molina, Building and Safety and

Regional Planning. Approximately 0.25-mile west of the subject site is a Los Angeles County Clerk's Recorders Office and approximately 1.5-mile northwest of the subject site is a Los Angeles County Fire Department station, which will provide the proposed project with adequate public facilities. These public facilities combined with the subject's proximity to a community college and a variety of retail and commercial uses, will provide the proposed project with adequate public and private facilities.

STATEMENT OF PROCEEDINGS FOR THE

REGULAR MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B

OF THE KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

Tuesday, February 12, 2013

9:30 AM

1-H. Recommendation as submitted by Supervisor Molina: Adopt and instruct the Chairman to sign a resolution for the submission and approval of the Inventory Removal Application for the disposition of the Housing Authority buildings, appurtenant structures and land at 4800 East Cesar Chavez Avenue, Los Angeles; and authorize the Executive Director to:

Take all actions required for the implementation of the disposition process, including but not limited to negotiating and signing a two-year lease and purchase agreement, escrow and other related documents, with KIPP Charter Schools, and submit all required documents to the Department of Housing and Urban Development; also, as part of the lease, KIPP Charter Schools, may be allowed to reconfigure existing buildings for school use and construct a new classroom building;

Apply for planning approvals and any other actions necessary to convert the 2.6 acre Housing Authority Property into Kindergarten through 8th grade charter schools; and

Submit a Zoning Permit Application and exhibits to the Department of Regional Planning, and submit the construction plans to the Department of Public Works for approval. (13-0736)

On motion of Supervisor Molina, seconded by Supervisor Yaroslavsky, this item was adopted.

Ayes: 4 - Supervisor Molina, Supervisor Yaroslavsky, Supervisor Knabe and Supervisor Ridley-Thomas

Absent: 1 - Supervisor Antonovich

Attachments: Motion by Supervisor Molina

The foregoing is a fair statement of the proceedings of the meeting held February 12, 2013, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

ATTEST: SACHI A. HAMAI
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS
By _____, Deputy

Sachi A. Hamai, Executive Officer
Executive Officer-Clerk
of the Board of Supervisors
By Sachi C. Hamai

Sachi A. Hamai
Executive Officer

RESOLUTION NO. _____

RESOLUTION APPROVING SUBMISSION OF INVENTORY REMOVAL APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR DISPOSITION OF ADMINISTRATIVE BUILDINGS, APPURTENANT STRUCTURES AND LAND AT 4800 E. CESAR CHAVEZ AVENUE IN UNINCORPORATED LOS ANGELES COUNTY

WHEREAS, the Housing Authority of the County of Los Angeles ("Housing Authority") has prepared an Inventory Removal Application for the Housing Authority Administrative Buildings, appurtenant structures, and land located at 4800 E. Cesar Chavez Avenue, Los Angeles, CA 90022 ("Property"); and

WHEREAS, the Housing Authority has determined that the Property is not needed for the continued operation of public housing due to the relocation of Housing Authority staff to 700 W. Main Street, Alhambra, CA 91801.

WHEREAS, the Board of Commissioners wishes to enter into a two-year lease and purchase agreement with KIPP LA Schools, or its assignee, for kindergarten through eighth grade (K-8) charter schools rather than leave it vacant and subject to possible damage or vandalism.

WHEREAS, approval to dispose of the Property through a two-year lease and purchase agreement must be approved by the U.S. Department of Housing and Urban Development (HUD), following the submittal of an Inventory Removal Application and Board resolution.

WHEREAS, the disposition of this Property is consistent with 24 CFR 970 and the Housing Authority's Annual Plan.

WHEREAS, the Housing Authority Property will be leased and purchased by KIPP LA Schools, or its assignee, at the appraised price and net proceeds will be used by the Housing Authority for property improvements at the Nueva Maravilla public housing development.

WHEREAS, the Housing Authority has determined that the disposition of the Property to KIPP LA Schools, or its assignee, for K-8 charter schools is in the best interest of low-income youth in the Maravilla Revitalization Area and the Nueva Maravilla public housing development.

WHEREAS, the disposition of the Property to KIPP LA Schools, or its assignee is in accordance with the 2011 White House Neighborhood Revitalization Initiative (NRI). The NRI states that neighborhoods of opportunity are neighborhoods that contain high-quality schools, stable businesses, safe streets, affordable housing, cultural amenities, parks and recreational spaces.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Los Angeles:

1. Directs the Housing Authority to dispose of the Administrative Buildings, appurtenant structures, and land located at 4800 E. Cesar Chavez Avenue, Los Angeles, CA 90022 to KIPP LA Schools, or its assignee, as required by the U.S. Department of Housing and Urban Development (HUD).

2. Approves the Inventory Removal Application for submittal to HUD to dispose of the Property.
3. Authorize the Executive Director to take all actions required for the implementation of the disposition process, including but not limited to negotiating and signing of a two-year lease and purchase agreement, escrow and other related documents, and submission of all required documents to HUD. As part of the lease, KIPP Charter Schools, or its assignee, may be allowed to reconfigure existing buildings for school use and construct a new classroom building.
4. Authorize the Executive Director to apply for planning approvals and any other actions necessary to convert the 2.6 acre Housing Authority Property into K-8 charter schools.
5. Authorize the Executive Director to submit a Zoning Permit Application and exhibits to the Department of Regional Planning, and to submit the construction plans to the Department of Public Works for approval.

APPROVED AND ADOPTED by the Board of Commissioners by the Housing Authority of the County of Los Angeles on this 12th day of February, 2013.

ATTEST:

SACHI A. HAMAI
Executive Officer- Clerk of the
Board of Commissioners

By: _____
Deputy

MARK RIDLEY-THOMAS
Chairman of the Board of Commissioners

By: _____

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By: _____
Deputy

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES CALIFORNIA

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal 5 Encroachment ____ To Remain ____ Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

The proposed project will not endanger the Oak Trees. The Oak Trees are located on the parkway, outside of the subject site's property line.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The proposed project will not remove or relocate trees. An Oak Tree Permit is being requested for an encroachment while fencing is being built.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
   a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
   b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: "KIPP Charter School" / Project No. R2013-01148-(1) / Zone Change No. 201300003 / Conditional Use Permit No. 201300063 / Oak Tree Permit No. 201300025/ Environmental Assessment No. 201300115

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Maral Tashjian, 213-974-6435

Project sponsor's name and address: KIPP LA Schools, 4545 Dozier Avenue, Los Angeles, CA 91801

Project location: 4800 Cesar E. Chavez Avenue, Los Angeles, CA 90022
APN: 5251-009-906 *USGS Quad:* Los Angeles

Gross Acreage: 2.59 Acres

General plan designation: N/A

Community / Area wide Plan designation: P (Public Use) in the East Los Angeles Community Plan

Zoning: O-S (Open Space) in the East Los Angeles Community Standards District (CSD)

Description of project:
The "Project" consists of tenant improvements, construction, use, and maintenance of a charter school campus for grades K-8, on a 2.59-acre lot. Conversion of the existing two-story, 20,658 square foot office building (Building 1), and 10,500 square foot warehouse building (Building 2) into two education buildings, and construction of a new two-story, 25,900 square foot education building (Building 3). Combined floor area for all three buildings will be approximately 57,600 square feet, consisting of 43 classrooms, two teachers lounges, faculty and student restrooms, administrative offices, a multi-purpose room, a 1,486 square foot outdoor eating area, 9,918 square feet of outdoor play area, 15,288 square feet of landscaped area, on-site parking for 84 automobiles, and approximately 200 linear feet of onsite queuing area for student pick-up and drop off. The project also includes off-site street improvements on Mednik Avenue and Cesar E. Chavez Avenue. The project is required to widen Mednik Avenue along the frontage of the property (to comply with the Major Highway standard) and to upgrade traffic signals at the southeast corner.

Maximum enrollment will be 1,250 students. The charter school campus will be operated by 60 teachers and administrative staff. Lower grade students (K-4) will have regular instruction hours from 7:45 a.m. to 4:00 p.m. on Monday through Thursday and 7:45 a.m. to 2:00 p.m. on Friday. Upper grade students (5-8) will have regular instruction hours from 7:30 a.m. to 5:00 p.m. Tuesday through Thursday and will have a 1:00 p.m. dismissal on Monday and 3:30 p.m. dismissal time on Friday. An after school enrichment program will be provided for approximately 250 students daily, until 6:00 p.m. Special events would not exceed 4 events

per month and no more than one event per day, including parent-student conferences, committee meetings and fundraisers.

According to the Los Angeles County Assessor's Office, the project site's improvements were built in 1976. The subject site is improved with a two-story, 20,658 square foot office building and a single-story plus mezzanine, 10,500 square foot warehouse building.

Public transit options available to the site include EL Sol bus transportation system which has a bus stop along the frontage of the project site on Cesar E. Chavez Avenue. According to the County Bicycle Master Plan, a future Class 3 bike route on Cesar E. Chavez Avenue and a future Class 2 bike lane are planned on Mednik Avenue. In addition, the proposed Third Sreet Specific Plan proposes a class 2 and class 3 bike lane on both Mednik Avenue and Cesar E. Chavez.

The project site does not contain any cultural or historical resources that have been listed on any federal, state, or local registries. While not listed on any registries, the existing outdoor murals, designed by artist David Lopez, a native of East Los Angeles, will be maintained. The current property owner, the Housing Authority of the County of Los Angeles, contacted the artist and the parties agreed to maintain the artwork on the subject premises. The outdoor murals are located along the southeasterly portion of the project site. Their overall size is approximately 13 feet tall and 25 feet wide and is set back approximately 35 feet from Mednik Avenue. The murals were originally painted on a wall of the old Casa Maravilla housing project (located across the street from the subject site), and were salvaged and relocated to the subject site when the housing project was torn down in 1975. One mural features an image of the Virgin of Guadalupe surrounded by an aura of radiating colorful light while the other mural includes a cross overlaid with lines from a poem. The murals were originally designed to serve as a local community shrine. To date, the community leaves flowers, light candles, and offers prayers. The proposed project will not disturb the artwork at the project site. The Proponents intend to maintain the artwork.

The following entitlements are being requested:

(1) Zone Change to change the existing zone from O-S (Open Space) to IT (Institutional);
(2) Conditional Use Permit to construct and operate a school in the (proposed) IT Zone; and
(3) Oak Tree Permit to authorize encroachment (construction of perimeter wall) into protected zone of five (5) oak trees along the sidewalk (street trees).

Surrounding land uses and setting: The subject site is located within an urbanized community in unincorporated East Los Angeles, with the Monterey Park city limits approximately 0.25 mile north of the project site. Surrounding developments reflect the neighborhood's mixed-use environment, which include the following land uses:

North

Immediately north of the subject property, at the northeast corner of Cesar E. Chavez Avenue and Mednik Avenue is a medium density multi-family development, Nueva Maravilla, a 504-unit public housing project serving low-income families and seniors. An estimated 390 children between the ages of 0-14 years live at Nueva Maravilla, which could potentially benefit from the proposed K-8 charter school project. The northwest corner of the aforementioned streets is improved with a commercial development tenanted by a variety of retail tenants. Further north are low to medium density residential developments. Approximately 0.25 northwest of the project site are freeway on-ramps for the Pomona (60) and Long Beach (710) freeways. The City of Monterey Park is approximately 0.25-miles north of the project site.

South

To the immediate south of the proposed project is Belvedere Community Park, a 30.94-acre public park offering a variety of amenities including a skate park, swimming pool, baseball fields, gymnasium, community room, and picnic areas. South of Belvedere Community Regional Park is Hamasaki School, a Los Angeles Unified School District elementary school, which is (north) adjacent to the Pomona (60) Freeway overpass.

South of the Pomona (60) Freeway overpass is the East Los Angeles Civic Center ("ELA Civic Center"), which includes a courthouse, public library, Public Works offices, and a field office for County Supervisor Gloria Molina. The ELA Civic Center is bound to the east by the southern portion of Belvedere Community Regional Park, which includes a small lake, and the Los Angeles County Sheriff's Department. The East Los Angeles Civic Center Gold Line metro stop is south adjacent to the ELA Civic Center, which is approximately O.4-mile south of the project site. The Gold Line connects the subject, by rail, to downtown Los Angeles, Pasadena, and the subject to the broader metropolitan region. El Sol or the East Los Angeles Shuttle has a stop at this Gold Line station and in front of the subject property, connecting the project site to the Metro Gold Line. Approximately 4 miles south of the project site is the city limit for the city of Commerce.

East

To the direct east of the subject site is Centro de Ninos, Inc., a non-profit bilingual bicultural children's center providing free and low childcare/child development, social welfare and education services to the working poor. Belvedere Community Regional Park is immediately east of Centro de Ninos. (Belvedere Community Regional Park also bounds the subject on the south). East of Belvedere Community Regional Park is a single-family residential community that is within city limits of Monterey Park. Heading east, Cesar E. Chavez Avenue changes its name to "Avenida Cesar E. Chavez" and less than 0.5-mile east of the subject is Robert Hill Lane Elementary School, which is a part of Los Angeles Unified School District. East Los Angeles Community College ("ELAC"), preparing students for admission to four-year colleges and universities and occupational programs is approximately 0.5-mile east of the project site. Facilities at ELAC include an instructional center, bookstore, cafeteria, library, 20,000-seat sports stadium, 2,000-seat auditorium, and a 1,500-seat indoor swim stadium. East of ELAC are commercial developments, while the intersection of Avenida Cesar E. Chavez and Atlantic Boulevard is approximately 1 mile east of the project site. Atlantic Boulevard is improved with a variety of community retail centers and provides freeway on/off ramps to the Pomona Freeway.

West

To the west of the site is a retail center tenanted by a variety of retail tenants including a frozen yogurt shop, pizza restaurant, and Denny's restaurant. Immediately south of this retail center are two-story, multi-family developments including Kernwood Terrace Apartments, serving senior citizens, and Kern Villa Apartments, a 49-unit complex serving children and families. An estimated 40 children between 0 and 14 years of age live in this multi-family community. Further west, along Cesar E. Chavez Avenue is an assortment of smaller retail developments. Two blocks west of the project site, along Cesar E. Chavez Avenue, is a field office for the Los Angeles County Registrar-Recorder/County Clerk's office, providing a range of civic and community services. Heading west, Cesar E. Chavez Avenue is improved primarily with an assortment of smaller retail/restaurant/commercial developments. Brooklyn Avenue Elementary School is approximately 0.2S mile west of the project site. The city limit for the City of Los Angeles is approximately 2.S miles west of the project site.

Vegetation

The immediate vicinity includes Open Space areas such as Belvedere Community Regional Park, a 30.94-acre park located immediately south of the project site. Belvedere Community Regional Park's vegetation consists of mature trees, shrubs, and grass areas of a variety of species. The general neighborhood consists

of commercial and residential developments, which include vegetation such as mature trees and landscaped areas.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Department of Public Works	Building Permits

Major projects in the area:

Project/Case No.	*Description and Status*
R2012-02684 / PP201201074	Approved January 24, 2012. Renovations to the adjacent Belvedere Community Regional Park which would include the demolition of the existing 5,377 square foot pool building and mechanical equipment room, and the construction of a new Olympic-size pool and shallow pool, a 9,939 square foot pool building and mechanical equipment room, associated grading (3,328 cubic yards of cut and 1,321 cubic yards of fill), and other park improvements.
R2011-01571 / CUP201100150	Approved in May 22, 2012. Construction of the proposed 24,800 square foot, two - story Community Health Center.
R2008-02449 / ADV200800012,	"East Los Angeles 3rd Street Corridor Specific Plan." Currently in review stages, the proposed Specific Plan defines a vision and a set of development principles to guide future development within the Specific Plan Area over the next 20 years.
R2009-01058 / RPP201000850	Approved January 25, 2011. Landscaping and beautification project for property at the 4919 East Cesar Chavez address.

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  - Planning Division
  - Land Development Unit
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☒ Parks and Recreation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	
☐ Utilities/Services	☐ Energy	☐ Noise
☐ Mandatory Findings of Significance	☐ Geology/Soils	

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) _____ Date 1-14-14

Signature (Approved by) _____ Date 1-14-14

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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

Belvedere Community Regional Park is located to the south, adjacent to the project site and also has a flat topography, where abutting the subject site. There are no views of Belvedere Community Regional Park from Cesar E. Chavez Avenue, looking south across the project site, as the site is improved with a two story building and trees, and the park's topography is flat. Easterly views from Cesar E. Chavez Avenue are of the Nueva Maravilla public housing project, Centro de Ninos childcare center, Belvedere Community Regional Park and residential developments. Westerly views from Cesar E. Chavez Avenue are of commercial development, while northerly views are of the Nueva Maravilla public housing project and commercial. None of these views are considered scenic views or vistas. Views of the project site from the Belvedere Community Regional Park are screened by vegetation (row of tall trees). This vegetation screening will continue to be required as part of the project's conditions of approval.

Northerly and southerly views from Mednik Avenue are of medium density housing and commercial development. Easterly views from Mednik Avenue are of Belvedere Community Regional Park, and westerly views are of medium density residential developments. None of these views are considered scenic views or vistas.

There are no riding or hiking trails, ridgelines, or shoreline views in the vicinity of the project site. The subject neighborhood is built-out with limited land available for development, with most development activity representing redevelopment of existing properties; therefore, there are no undisturbed areas that will be impacted by the proposed project.

The proposed project is consistent with the visual character of the surrounding area, with respect to height, bulk, and other features.

Adjacent land uses are of similar scale, with both the northerly and westerly adjacent medium density residential developments also representing two-story structures. The northerly parking lot will maintain the existing landscape buffer while the new southerly parking lot will incorporate a 5' landscape buffer. The proposed new building will be set back 35' from Mednik Avenue, which complies with the East Los Angeles Community Standards District's development standards.

The proposed new building is set back approximately 50' from the southern property line and 35' from the eastern property line. Most of the sun shadowing from the new building will be on the subject premises, preventing any possible impact on adjoining land uses.

The proposed project is not sited near any designated scenic highways, significant ridgeline, or other identified scenic resources, and would not result in any impacts related to having a substantial adverse effect on a scenic vista. Neither Cesar E. Chavez Avenue nor Mednik Avenue provides scenic views or vistas, and are not designated scenic highways. (Source: *Source: State of California DOT, California Scenic Highway Program)*

The proposed project is not sited near any designated riding or hiking trails, and would not result in any impacts related to having a substantial adverse effect on these resources. *(Source: County of Los Angeles Department of Parks and Recreation, U.S. National Forest Service)*

The proposed project is located in a fully urbanized area and is not sited near any trees, rock outcroppings, historic buildings, and undisturbed areas. The proposed structure would not degrade the existing visual character or quality of the site, and its surroundings because of height, bulk, pattern, scale, or character.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project is located in a fully developed, urbanized area, and is not sited near any farm or forest land. *(Source: California Department of Forestry and Fire Prevention Management Landscape Map and State of California / Department of Conservation / Division of Land Resource Protection / Farmland Mapping and Monitoring Program)*

The proposed project is zoned O-S (Open Space), in the East Los Angeles Community Standards District. The proposed project does not conflict with existing zoning for agricultural use, designated Agricultural Opportunity Area, a Williamson Act contract, or with any existing zoning for forest land or timberland uses. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County. *(Source: State of California Department of Conservation, Division of Land Resource Protection / California Department of Forestry and Fire Prevention Management Landscape Map)*

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O_3);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO_2);
- Sulfur Dioxide (SO_2); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed project's operation would not create any objectionable odors for the surrounding community. Odor nuisances are regulated by County Code.

The proposed project will have temporary impacts on air quality, increasing air emissions during construction. In addition, the existing improvements were built in the 1970s; therefore, there is a possibility that the existing improvements contain lead-based paint and/or asbestos-containing materials. The Environmental Protection Agency (EPA) has rules and guidelines for the safe removal of lead-based paint. The project Proponent would implement construction practices in accordance with South Coast Air Quality Management District (SCAQMD) Rule 403. All lead-based paint materials would be removed in accordance with the EPA 's Renovation, Repair, and Painting Rule. Asbestos containing material would be removed in accordance with SCAQMD Rule 1403, which establishes survey requirements, notification, and work practices associated with the prevention of asbestos emissions during construction.

The proposed activities associated with project construction and increased traffic generated by the project will result in fugitive dust, mobile emissions, and various stationary source emissions. Park patrons, especially the users of the nearby soccer and baseball fields as well as the fitness zone would be vulnerable to the effects of air pollutants, including the elderly, children, and persons with pre-existing respiratory or cardiovascular illness. Programming of the fields are generally from 5pm to 10 pm on weekdays and from 9am to 9pm on weekends. The fitness zone is used from 6 am to 9pm every day. In order to limit park patrons' exposure to construction related air pollutants, construction would be limited when the park is most heavily used. Conditions of Approval will limit construction to weekdays only; no construction permitted over the weekends.

After construction and during the operation of the proposed K-8 charter school project, mobile emissions will increase due to the increased vehicular traffic associated with student pick up and drop off. These emissions will also increase area emissions, relative to the existing use; however, the overall emissions are

not expected to exceed SCAQMD thresholds. SCAQMD has established the following thresholds for Operational Emissions:

1. ROG: 75 pounds per day;
2. NOx: 100 pounds per day;
3. CO: 550 pounds per day;
4. PM10: 150 pounds per day;
5. PM2.5: 55 pounds per day.

None of these thresholds are anticipated to be exceeded by the proposed charter school project.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fisn & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☐	☒
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County	☐	☐	☐	☒

Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The California Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The site and surrounding area is urbanized and fully developed. There are no sensitive natural communities present onsite or in the general vicinity, and none identified in the local plan or by state or federal agencies. There are no native trees, wildflower reserve areas, SEAs or SERAs present onsite or in the general vicinity.

There are no candidate, sensitive or special status species at or near the project site. *(Source: The California Natural Diversity Database (CNDDB))*

There are no oak trees present within the project site; however, according to the Tree Report prepared by Wynn Landscape Architects dated March 19, 2013 there are oak trees located within the project site's vicinity. As shown in Sheet TS-1, there are eight (8) existing protected street trees on Cesar E. Chavez Avenue, in the parkway. Five (5) of these oak trees would be encroached by the proposed project, however they would be protected through the conditions of approval identified in the oak tree permit applied for by the applicant.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

There are no known archeological resources at the subject property. No paleontological or archeological resources will be destroyed as a result of the proposed project because the site is already developed and has previously been developed. No significant excavation is proposed.

The project site does not contain any cultural or historical resources that have been listed on any federal, state, or local registries. However, there are two existing outdoor murals, designed by artist David Lopez, a native of East Los Angeles, that have cultural value for the community. The murals are located along the southeasterly portion of the project site. Their overall size is approximately 13 feet tall and 25 feet wide and is set back approximately 35 feet from Mednik Avenue. One mural features an image of the Virgin of Guadalupe while the other mural includes a cross overlaid with lines from a poem. The murals were originally designed to serve as a local community shrine. To date, the community leaves flowers, candles, and offers prayers. The murals were originally painted on a wall of the old Casa Maravilla housing project (located across the street from the subject site), and were salvaged and relocated to the subject site when the housing project was torn down in 1975. The proposed project will not disturb the artwork at the project site. The Proponents intend to maintain the artwork.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the *CALGreen* Building Code with mandatory measures that establish a minimum for green construction practices.

Electrical services for the subject site are provided by Southern California Edison and will be designed to comply with Title 24 of the California Code of Regulations and the Los Angeles County Green Building Ordinance. The proposed project would be built in compliance with the standards of the Los Angeles County Green Building Ordinance and the State of California Green Code and would employ various energy saving elements such as occupancy sensors, daylighting, water efficient appliances/fixtures and drought tolerant plants as required by the code.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The entirety of Southern California is seismically active; no project site is free from potential seismic impacts. Strong seismic ground shaking at the project site is correlated with the proximity to an active fault line that triggers an earthquake. The nearest fault trace/seismic area is located approximately 4.4 miles to the east. The project site is not located within or in the immediate vicinity of any earthquake faults and would therefore not be subject to strong seismic shaking as would structures in closer proximity to these fault areas. *(Source: California Geological Survey (CGS) Seismic Hazard Zone Maps)*

According to the Geotechnical Engineering Investigation prepared by Geotechnologies, Inc. dated March 22, 2013 (the "Geotechnical Study"), the potential for ground surface rupture at the subject site is considered low. Ground rupture is defined as surface displacement which occurs along the surface trace of the causative fault during an earthquake. Based on research of available literature and results of site reconnaissance, no known active or potentially active faults underlie the subject site. In addition, the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on these considerations, the potential for surface ground rupture at the subject site is considered low.

The project site is locate approx. 2,240 feet (0.4 miles) south of the nearest mapped liquefaction zone. The Seismic Hazards Maps of the State of California (CDMG, 1999), does not classify the site as part of the potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake. Based on the dense nature of the underlying soils, and the depth to historic highest groundwater level, the potential for liquefaction occurring at the site is considered to be remote. *(Source: Geotechnical Engineering Investigation Report, March 22, 2013)*

The project site is not located in close proximity or within a hillside area. The probability of seismically-induced landslides occurring on the site is considered to be low due to the general lack of elevation difference slope geometry across or adjacent to the site. *(Source: Geotechnical Engineering Investigation Report, March 22, 2013 / California Geological Survey (CGS) Landslide Maps / CGS Alquist-Priolo maps, 1974-2007)*

Proposed on-site and off-site improvements would entail the development of the entire site for structures, pavement for the parking lot and driveways, sidewalks, and landscaped areas and the widening of Mednik Avenue and associated street improvements. If the project site was not already disturbed due to previous developments, the proposed project would result in a significant loss of top soil. However, since the topsoil has already been disturbed, the proposed improvements would not create a significant impact in this respect. Erosion during construction phase would be controlled through the County's erosion and dust control

regulations. Post-construction, the project would not contain any loose dirt, and would not create any erosion issues.

The project site was previously developed and would have small likelihood of containing unstable/expansive soils that would result in landslides, lateral spreading, subsidence, liquefaction or collapse. The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project does not propose any on-site wastewater treatment.

In order to assess the suitability of the subject's soils for the proposed new, 25,900 square foot education building, the Geotechnical Study included the exploration, laboratory testing, and research of the subject's existing soils. Soil sample data revealed the presence of fill material at the subject site, which a not suitable for the proposed new building. The Geotechnical Study provides a series of technical recommendations and conclusions, which are being presented herein to ensure that the impact on the site's Geology is reduced to a level of less than significant. Recommendations included in the Geotechnical Study include removing existing fill material within the proposed new building area, site preparation/earthwork, building foundations, concrete slabs, and pavements.

The proposed project includes grading for the new building and street improvements associated with the widening of Mednik Avenue; however, the site is essentially flat and the proposed project would not create any significant erosion or sedimentation problems or significantly alter the slope of the site. According to the Geotechnical Engineering Investigation of the project site prepared by Geotechnologies, Inc., the proposed project does not require significant grading or alteration of topography. The site is essentially flat therefore; there will not be a change of slope exceeding 25%.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Temporary impacts would result during the construction phase of the proposed project. GHGs would be emitted by construction equipment and construction crew vehicles, however these emissions would be short-term and would be considered less than significant. The tenant improvements of the existing buildings will be completed within 3-6 months and the construction of the new building will be completed within a 6-8 month time frame.

Long-term annual GHG emissions attributed to the proposed project would be generated from the increased vehicle trips (student drop-off/pick-up) generated by the proposed school use, which would be greater than those generated by the current office use. However, the proposed project has potential to reduce greenhouse gases over time, as the project site is located within walking distance from a large multi-family development to the north and is accessible via public transportation. The introduction of a school within walking distance to these residents has the potential to eliminate vehicle trips to schools that are not within walking distance. The site is also approximately 0.5- mile away from the Civic Center Gold Line station and there are bus stops directly in front of the subject site. The convenience and therefore utilization of public transportation to the subject site has potential to reduce greenhouse gas emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒
ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒

iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☒	☐
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-today Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The proposed project is a use which does not typically generate routine transport, storage, production, use, or disposal of hazardous materials. The proposed project would not generate accidental conditions involving the release of hazardous materials or waste in the environment. The project site is not a hazardous materials site, and would not create a significant hazard to the public or the environment. *(Source: http://www.envirostor.dtsc.ca.gov/public)*

The project site is not located within an airport land use plan. The project site is not located near a private airstrip. The project is not of a scale that would physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located in an urbanized area with full service from public utilities and infrastructure including water for firefighting purposes. The applicant has provided a letter indicating that the site is serviced by California West Service Co. In addition, a fire flow test which would need to be deemed adequate by the Fire Department and additional fire hydrants may be required. The project site is located among residential and major commercial land uses. The proposed use would not be a significantly dangerous fire hazard related to the surrounding similar uses.

The project site is served by Battalion 3 of the Los Angeles County Fire Department. The proposed project would not require additional fire personnel or construction of a new fire department facility, as the fire station is within 1.5 miles of the subject site.

The existing 10,500 square foot flex/warehouse building was formerly used for the Housing Authority of County of Los Angeles (HACoLA) fleet vehicle maintenance and warehousing needs. Fleet vehicle maintenance included on-site general repairs and oil changes; however, there is no evidence of hazardous materials, as the pavement is clean and there is no evidence of oil spillage. The warehouse portion of the building provided general storage for the Housing Authority and included items such as paint, carpet, and other items required to properly maintain buildings.

The proposed project is for the development and operation of a K-8 charter school campus. The project site will be used for the operation of a school. The proposed project will not store or dispose of hazardous materials. The proposed project will generate waste products that are typical of a school operation. These include waste associated from paper, copying, and general office use, food waste, and general waste associated with janitorial services. Nonhazardous waste disposal will be handled by the local trash service provider, Consolidated Waste Disposal/Republic. There are no anticipated hazardous wastes associated with the operation of the proposed K-8 charter school.

The school operation does not require the use of pressurized tanks. The project will not require delivery trucks to travel through residential areas. Both Mednik Avenue and Cesar E. Chavez Avenue are highways improved with commercial and other mixed land uses in the project site's vicinity. The freeway on/off ramps are within the subject's vicinity, only 0.5 mile from the project site.

Facility maintenance activities for the project are likely to utilize hazardous materials in limited quantities, such as paints, thinners, cleaning solvents, fertilizers and pesticides. These hazardous materials would be stored on-site in a maintenance room. Site improvements would not result in a significant hazard to the public or the environment through foreseeable upset and accident conditions that may release hazardous materials into the environment.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
i) Use onsite wastewater treatment systems in areas	☐	☐	☐	☒

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?				
j) Otherwise substantially degrade water quality?	☐	☐	☒	☐
k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☐	☒
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☒	☐
m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '…retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "…those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The proposed project includes grading, paving, landscaping, and site improvements associated with building an education facility. Construction and grading would be concentrated on the southerly portion of the site, where the proposed new 25,900 square foot, two-story building will be constructed. The most likely pollutants that would be generated from the site would be sediments created by soil disturbance during or immediately after site grading. Surface water runoff from the site could carry this sediment through storm drains to local waterways.

Groundwater recharge has a positive correlation with permeable surfaces. The project site is currently developed and already has a limited amount of groundwater recharge due to large areas of paved surfaces. The 2.59 acre property is landscaped with a total area of 21,740 square feet (19%) and is paved/built out on 112,820 square feet. With the proposed improvements the amount of permeable surface would be slightly

reduced, as the landscaping would be total 15,288 square feet (14%). A 5% reduction in landscaping surface would not result in a significant reduction in groundwater recharge rate.

The project site is located within an urbanized community with no natural sources of running water, lakes, or streams. The nearest coastal region is approximately 15 miles from the project site; therefore, the site does not directly drain into a body of water.

The project site does not contain a drainage course or waterway.

The proposed project will be served by the existing municipal water and sewer systems. No septic systems are proposed.

According to the City of Los Angeles, the typical wastewater generation rate for a school is 8 gallons per student per day. At a maximum enrollment of 1,250 students, the school would generate approximately 10,000 gallons of wastewater per day. This is twice the current wastewater generation rate of 4,575 gallons of wastewater per day, based on 150 gallons of wastewater per 1,000 square feet of commercial area (approximately 30,500 square feet total).

The actual wastewater generation rate for the proposed project could be substantially lower than the projected 10,000 gallons per day as the new charter school building will be built in accordance with the County of Los Angeles's Green Building Code, which includes measures for water conservation. In addition, the proposed project does not consist of typical public school amenities such as an on-site kitchen, which generates wastewater. The operator, KIPP LA Schools, contracts with an organic meal service provider that delivers freshly prepared meals to the school that do not require on-site cooking and preparation.

The project site is not located within or contain a floodway. According to the Los Angeles County Department of Public Works, the project site is located within Flood Zone X, FEMA Panel No. 06037C1641F, effective September 26, 2008. This area is not within a designated 100-year floor hazard zone.

The project would not violate any water quality standards or waste discharge requirements. The applicant is required to implement a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollutant Discharge Elimination System (NPDES) requirements of the Clean Water Act. The SWPPP would identify Best Management Practices (BMPs) that would be used at the project site to treat and control stormwater, reduce sedimentation, and prevent erosion.

The applicant is required to prepare a drainage concept, water quality, and grading plans, which must be cleared by the County of Los Angeles Department of Public Works prior to project construction. These plans require that storm water flows generated by the project are controlled by implementation of appropriate drainage and storm water management treatment measures. Drainage and associated landscape improvements shall be constructed in accordance with the appropriate drainage concept, water quality, and grading plans. The drainage concept, water quality, and grading plans shall provide approved storm water management/treatment measures.

With the implementation of the SWPPP, drainage concept, water quality, and grading plans, the project will not significantly alter drainage patterns of the site and will meet all water quality requirements.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will not change the pattern, scale, or character of the surrounding general area. The project site is located within an urbanized part of unincorporated East Los Angeles, with a mix of commercial, residential, civic/institutional, and open space uses located within the immediate vicinity of the project site. The proposed development will not detrimentally change the character of the surrounding area, as the proposed project is complementary to existing surrounding land uses, and the pattern and scale of adjoining land uses is comparable to that of the proposed project.

The project site is currently improved with two commercial buildings with a finished height between 26 and 30 feet. The height of these buildings will be maintained when they are converted into educational buildings. The proposed two-story, 25,900 square foot education building will be comparable in size and scale, with a proposed height of 31.5 feet. The proposed project will not significantly increase the scale and density of the subject site. The multi-family developments to the immediate north and west of the project site are of similar size and scale to the proposed project. These multi-family developments include two-story structures, which is the same as the proposed project.

A total of 84 parking spaces will be provided on site, of which 6 will be handicap stalls. The total number of parking spaces exceeds zoning code requirements. The proposed landscaped area also meets/exceeds the East Los Angeles Community Plan area's standards, as the proposed landscaped area exceeds 10%.

The proposed project is consistent with the permitted land uses of the underlying land use designation, P (Public Use) in the East Los Angeles Community Plan. For the purpose of consistency between the zoning and the land use designation, the applicant is requesting to change the zone from O-S (Open Space) to IT (Institutional). Schools are permitted in the IT Zone, with the application of a Conditional Use Permit. The applicant has applied for both Conditional Use Permit and Zone Change entitlements as required by the zoning code.

The project is not located in a hillside area and thus would not conflict with the Hillside Management zoning ordinance.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The subject property is not in close proximity of or within a mineral resource area. (Source: Figure 6.6: Los Angeles County Natural Resource Areas Map)

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

According to a noise measurement taken at the project site on February 20, 2013, there is an existing ambient noise level of approximately 66.2 decibels (dBA) Leq. The existing noise sources consist of typical commercial corridor noise levels that will remain during construction and at completion of the project. Some of the existing noise sources include traffic/pedestrian noise and commercial/industrial noise. There is minimal aircraft noise as the closest airport, El Monte Airport, which is approximately 12 miles east of the project site. The existing ambient noise level is typical for an urbanized setting such as the East Los Angeles community and is not expected to have a significant adverse impact on the operation of the proposed school.

Long-term noise effects include noise associated with the operation of a K-8 charter school. These effects include noise associated with vehicles during student pick up and drop off, doors opening and closing, and children playing, having recreational activities, or during lunch hour. This incremental noise is not expected to be significant as there are existing schools within the project site's vicinity, which already generate these noise levels and the surrounding area is highly urbanized with medium density residential and commercial land uses in the immediate vicinity of the project site. The proposed school will not generate any outdoor amplified noises, as these will be prohibited by conditions of approval.

The project itself is a sensitive receptor of noise and its operation would generate noise levels that may periodically be audible to other sensitive receptors in the area. These noise levels include noise generated from children during recreation, physical education, and play-time; however, these noise levels are not expected to exceed the County's noise ordinance standards. Additional sources of noise include noise associated with vehicles during pick-up and drop-off, school staff entering their vehicles, and pedestrians walking to and from the subject. This level of noise is not expected to exceed noise levels associated with existing vehicle traffic along Cesar E. Chavez Avenue and Mednik Avenue. The buildings are located at least 200 feet away from the adjoining multi-family residential developments, which will ensure that noise associated with project related activities are less than significant.

The construction of the proposed project will generate increased noise levels which could adversely affect the users of the nearby soccer and baseball fields as well as the fitness zone, the elderly, and children. Scaffolding with protective tarps during construction will help mitigate temporary noise transmission during construction. In addition, conditions of approval will limit construction during weekends, which are days the park is most heavily used. Building Code requirements will insure proper soundproofing within the buildings after construction. Such requirements include the installation of dual-pane windows and fire rated doors. Exterior doors and windows shall be installed with proper weather stripping. The insulated windows on the classroom buildings will insulate the students from noise associated with outdoor vehicular traffic.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is a charter school that would support surrounding residential uses. The project would not significantly induce population growth in the area, as the surrounding area is already developed and built out. The project would not displace housing as it is located on a property that was formerly utilized as an office use.

15. PUBLIC SERVICES

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision

to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

The project site is located in a developed area with existing infrastructure and services and is adequately served by water, sewer, sheriff and fire services. These departments will be contacted and consulted to ensure that adequate services will be provided to the proposed charter school project.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

Belvedere Community Regional Park (4914 East Cesar Chavez Avenue), which is managed by the County of Los Angeles Department of Parks and Recreation, is located directly to the south of the project site. The park facilities include baseball fields, basketball courts, a children's play area, community room, fitness zone, gymnasium, picnic shelters, skatepark, soccer fields, aquatic facilities, and tennis courts.

The proposed project would not significantly affect the usage of surrounding parks and recreational areas. The project incorporates recreational and play areas for students on-site. The proposed project may potentially increase the usage of the park's facilities since the only proposed recreational facilities on the school site include a play yard. However, any planned usage of the park facilities by the school would require a discussion with the Department of Parks and Recreation including establishment of a Memorandum of Understanding for long-term use of the park facilities.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

The project traffic impact study of August 2, 2013, determined that the project would not create any significant traffic impacts, per the guidelines established by the Traffic & Lighting section of the Department of Public Works.

There are not any Project-only significant impacts that would be created by the proposed Project. Project mitigation measures are not required at the study intersections, as level-of-service deficiencies were not identified based on incremental changes in traffic conditions analyzed at the study intersection for the future analysis scenarios.

The project will not create any significant impacts to any element of the roadway system, including bicycle facilities, and local public transit systems.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐

There are no CMP arterial monitoring stations in close proximity to the project site. The nearest freeway monitoring station are on Interstate 10 at the East Los Angeles City Limit and on Interstate 710 south of Route 60. The project is not expected to add more than 150 trips at either location.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

This project will not affect air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The project site is located within an area with a grid street system, and is located in a geographically flat

neighborhood with little to no slope. Roadways in the area do not have pronounced horizontal or vertical curves that create safety issues. The use is compatible with background traffic levels and the roadway network.

e) Result in inadequate emergency access?	☐	☐	☐	☒

Area emergency access will not be significantly affected by the project.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

The project will not conflict with any of these programs or facilities. Significant traffic impacts were not identified. The performance of area traffic facilities will not be significantly affected by the project.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile through-put. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

According to the Traffic Study prepared by KOA Corporation, post-construction trip generation would be 1,804 daily trips, 615 a.m. peak-hour trips (338 in, 277 out) and 193 p.m. peak hour trips (95 in, 99 out). The net trip generation, with the existing use credits and other credits applied, would be a negative number of daily trips, 349 a.m. peak-hour trips, and 38 p.m. peak-hour trips.

The proposed project is not anticipated to have significant impacts on existing area on-street parking supply, roadway vehicle circulation, or safety. The site is designed to have a pick-up/drop-off area on-site with a queuing area that is off of the roadway. The predominant vehicle circulation pattern through the site will be one-way, which will lessen any potential traffic conflicts at the site driveways. The school would be required through the Conditions of Approval to coordinate with the Department of Parks and Recreation for any parent teacher conferences and any weekday or weekend events to avoid conflicts with the park's special events traffic or parking facilities.

The project will not have a significant impact on pedestrian or other non-motorized circulation in the area. Pedestrian and other non-motorized trips to and from the site will be supported by the local roadway network, which includes a sidewalk network, signalized intersections with pedestrian phases at major intersections, and a signalized crosswalk to the east of the site.

Americans with Disabilities Act (ADA) compliant features may not be possible fronting offsite properties (including APN 5251-009-909) due to right-of-way constraints.
Transit options available to the project site include EL Sol bus transportation system which has a bus stop on Cesar E. Chavez Avenue. In addition there are proposed class 2 and class 3 bike lanes on both Mednik Avenue and Cesar E. Chavez (proposed as part of County Bicycle Master Plan and the East Los Angeles 3rd Street Specific Plan). The proposed project will not conflict with public transit facilities or bicycle facilities upon project completion. Temporary bus stop relocation may be required during the widening of Mednik Avenue.

The project is required to widen Mednik Avenue long the frontage of the property to comply with the Major Highway standard. Traffic Signals at the southeast corner will be upgraded due to the widening of the project. Due to required road widening that will occur there is a possibility that the reconstruction of an existing driveway just south of the project boundary (within the private property of APN 5251-009-909) and the relocation of street light fronting this location due to curb transitions would be necessary. If this offsite work is necessary, the applicant would be required to obtain all of the necessary permissions from the affected land owners.

Project Conditions of Approval:

- Install parking restrictions between the hours of 7 a.m. to 9 a.m. and 3 p.m. to 5 p.m. along the project frontage on the south side of Cesar E. Chavez Avenue prior to the issuance of a building occupancy permit.
- Install school pavement markings, school assembly signs, and yellow crosswalks as necessary prior to issuance of a building occupancy permit.
- Restrict the project driveway located on Cesar E. Chavez Avenue to right-turn ingress turning movement only. Restrict the project driveway located on Mednik Avenue to egress only. Public Works reserves the right to restrict the project driveway located on Mednik Avenue to right-turn egress turning movement only in the future.
- Provide adult monitors wearing reflective vests to monitor the student drop-off and pick-up operations.
- Advise faculty, staff, students, and parents at the beginning of the school year and reinforce throughout the school year that the student drop-off and pick-up operations shall be restricted to on-site only.
- Detailed signing and striping plans related to the above conditions shall be submitted to Public Works for review and approval.

The applicant will submit appropriate plans and documentation to comply with the conditions listed in Public Works' Traffic and Lighting letter dated November 12, 2013.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is

effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, new projects need to comply with the water quality requirements for the current Los Angeles County Municipal Separate Storm Sewer System (MS4) permit. This would require all infiltration water quality devices to be sized using the .75 inch storm or the 85th percentile storm, whichever is greater. A map with the 85th percentile storm can be found at the following link http://dpw.lacounty.gov/wrd/hydrologygis/.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The project site is served by Battalion 3 of the Los Angeles County Fire Department. The proposed project would not require additional fire personnel or construction of a new fire department facility, as the fire station is within 1.5 miles of the subject site.

Energy services for the subject site are provided by Southern California Edison. The proposed project will be served by the existing municipal water, sewer systems, and solid waste facilities. According to the City of Los Angeles, the typical wastewater generation rate for a school is 8 gallons per student per day. At a maximum enrollment of 1,250 students, the school would generate approximately 10,000 gallons of wastewater per day. This is twice the current wastewater generation rate of 4,575 gallons of wastewater per day, based on 150 gallons of wastewater per 1,000 square feet of commercial area (approximately 30,500 square feet total).

The actual wastewater generation rate for the proposed project could be substantially lower than the projected 10,000 gallons per day as the new charter school building will be built in accordance with the County of Los Angeles's Green Building Code, which includes measures for water conservation. In addition, the proposed project does not consist of typical public school amenities such as an on-site kitchen, which generates wastewater. The operator, KIPP LA Schools, contracts with an organic meal service provider that delivers freshly prepared meals to the school that do not require on-site cooking and preparation.

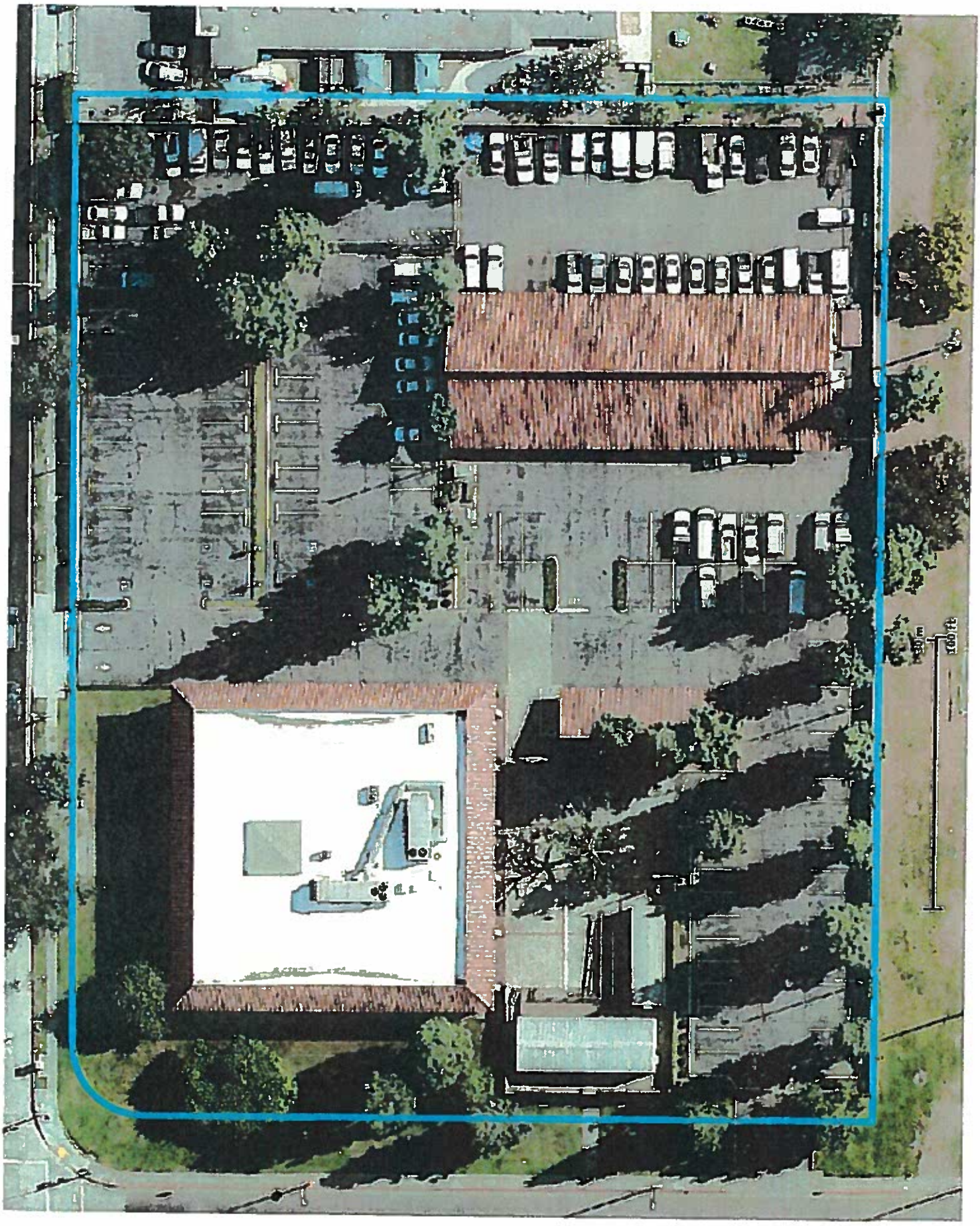
The project would not violate any water quality standards or waste discharge requirements. The applicant is required to implement a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollutant Discharge Elimination System (NPDES) requirements of the Clean Water Act. The SWPPP would

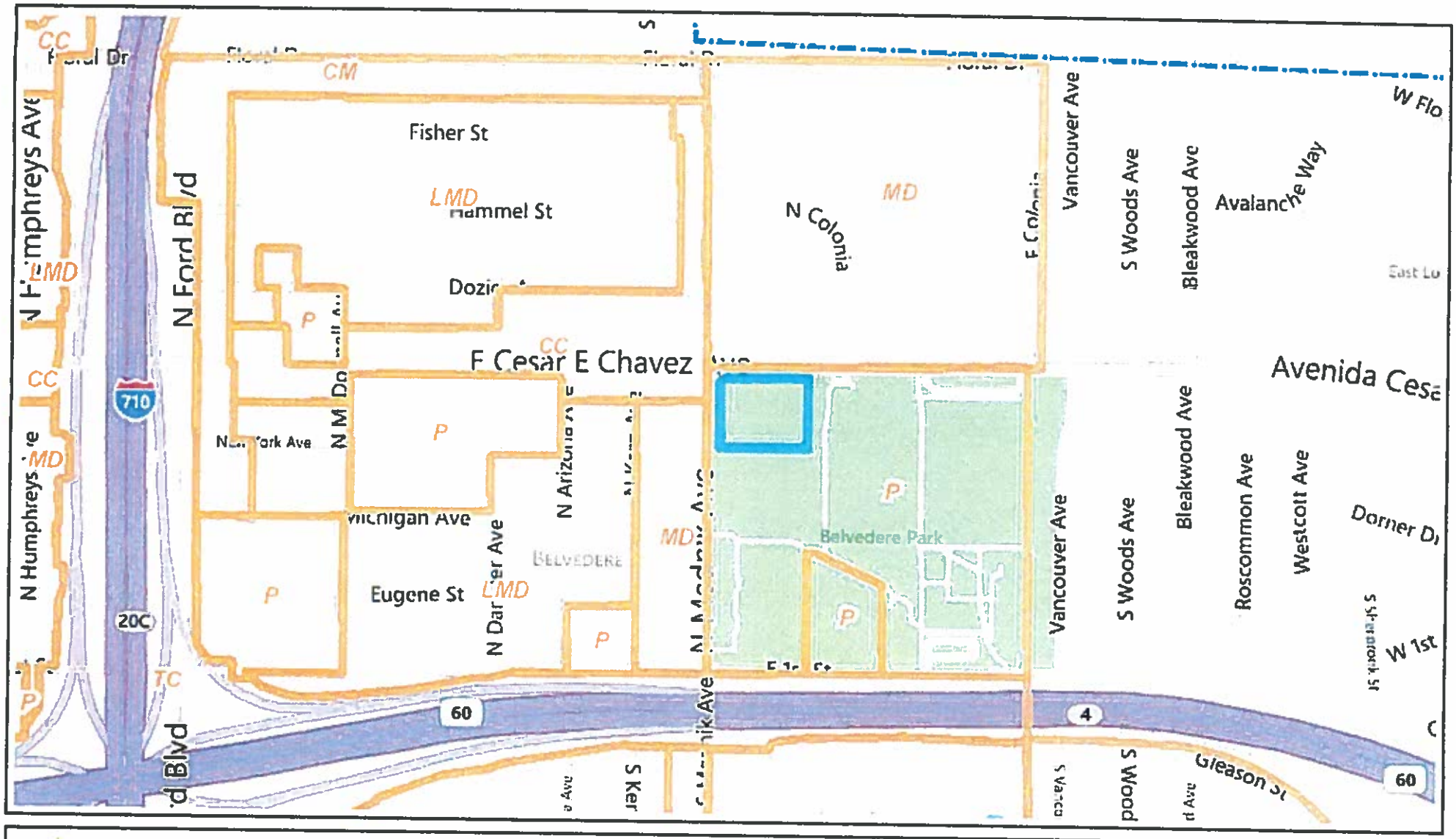
identify Best Management Practices (BMPs) that would be used at the project site to treat and control stormwater, reduce sedimentation, and prevent erosion.

The applicant will secure a sewer lateral connection to the Los Angeles County Sanitation District Main Line and pay all impact fees associated with the sewer lateral. If the sewer lateral connection cannot be obtained from Sanitation District, the applicant will submit a sewer area study to Public Works for review and approval to determine if the adequate capacity is available in the Los Angeles County, Department of Public Works, Sewer Maintenance District Sewer. Upgrades to, or extension of the existing sewerage system may be necessary based on the outcome of the sewer area study.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐





Department of Regional Planning

ELA Community Plan - Land Use

Printed: May 23, 2013

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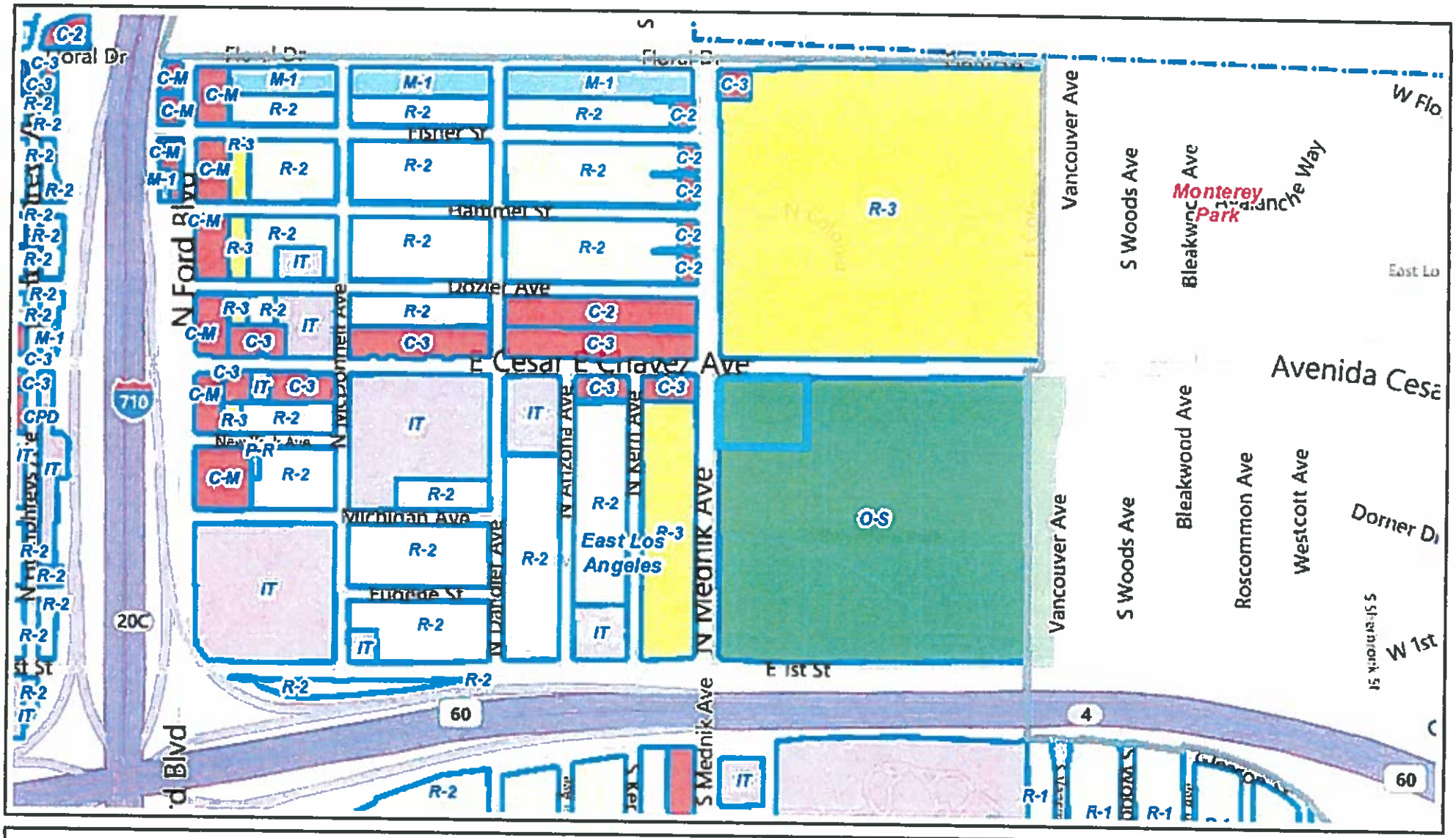

Department of Regional Planning

Zoning

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