



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

HEARING DATE
 October 4, 2016

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2015000365-(1)
 Environmental Assessment No. RPPL2016000593

OWNER / APPLICANT

East Los Angeles Community Youth Center / Pacific
 Charter School Development

MAP/EXHIBIT DATE

1/8/16

PROJECT OVERVIEW

The applicant, Pacific Charter School Development, is requesting a Conditional Use Permit (CUP) for the construction and operation of a new 34,318 sq. ft. charter middle school ("Animo Ellen Ochoa Charter Middle School) with 28 classrooms and a planned student enrollment of 600 students located at 4360 Dozier St. in the R-2 (Two-family Residence) zone pursuant to Los Angeles County Code Section 22.20.200 and an accessory off-site parking lot at 4401 E. Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone pursuant to Los Angeles County Code Section 22.46.3007.C.2.b.

LOCATION

4360 Dozier St.: School site, 4401 E. Cesar Chavez Ave.:
 Off-site parking lot, East Los Angeles

ACCESS

via Dozier St., Humphreys Ave., and E. Cesar Chavez Ave.

ASSESSORS PARCEL NUMBER(S)

- 4360 Dozier St.: 5234-011-040
- 4401 E. Cesar Chavez Ave.: 5234-011-081

SITE AREA

1.22 Acres (total)

GENERAL PLAN / LOCAL PLAN

- 4360 Dozier St.: East Los Angeles Community Plan
- 4401 E. Cesar Chavez Ave.: East Los Angeles Third Street Specific Plan

ZONED DISTRICT

Eastside Unit No. 4 ZD

LAND USE DESIGNATION

- 4360 Dozier St.: Low/Medium Density Residential (17 du/ac)
- 4401 E. Cesar Chavez Ave.: CC – Mixed Use Zones – Cesar Chavez Ave. Zone

ZONE

- 4360 Dozier St.: R-2 (Two-family Residence)
- 4401 E. Cesar Chavez Ave.: CC (Cesar Chavez Ave.)

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 and East Los Angeles Third Street Specific 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)
 - ~~22.46.3004 (Substantial Conformance Review Burden of Proof Requirements)~~
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.24.110 (R-2 Zone Development Standards)
 - 22.46.3009.D.2 (CC Transect Zone Development Standards)
 - 22.46.3007.C (3rd Street Specific Plan Parking Standards)

CASE PLANNER:

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