



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners:

- ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☒ Within a 900-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants:

- ☐ Within a 100-Foot Radius
☐ Within a 500-Foot Radius
☒ Within a 900-Foot Radius
☐ Interested Parties/Others

And:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. A public hearing for this project was held on Wednesday, February 1, 2017, at the West Los Angeles Municipal Building, 1645 Corinth Avenue, second floor hearing room. Since that time, the applicant has also requested modification of existing conditions related to traffic operations, a carpool program, and community outreach. The Los Angeles City Planning Commission will conduct a public hearing on the Plan Approval and the applicant-requested modifications of conditions. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 5450-5456 South McConnell Avenue, 12791 West Jefferson Boulevard

Case No.: CPC-2012-2904-CU-PA1

CEQA No.: ENV-2015-3754-CE

Hearing Held By: Los Angeles City Planning Commission

Date: **June 8, 2017**

Time **After 8:30 a.m.**

Place: Los Angeles City Hall
200 North Spring Street, Room 350
(Please use the 201 N. Main Street entrance)

Staff Contact:

Sheila Gershon, City Planning Associate
200 North Spring Street, Room 721
Sheila.Gershon@lacity.org
(213) 978-1376

Council No: 11 – Bonin

Related Cases: CF 13-1199,
CPC-2012-2904-CU,
ENV-2012-2905-MND

Plan Area Palms-Mar Vista- Del Rey

Zone: M2-1

Plan Overlay: None

Land Use: Light Manufacturing

Applicant: Dean Felton,
Green Dot Public Schools
National

Representative: Gerry Hernandez,
David Moss & Associates, Inc.

PROPOSED PROJECT:

An existing public charter middle school for grades 6-8 within an existing two-story, 21,125 square-foot office building with 33 on-site parking spaces on a 1.09 acre site in the M2-1 Zone. The project currently contains 21 classrooms and one administrative office, with a maximum of 500 students and approximately 28 staff members. The existing school operates between 7:15 a.m. and 6:00 p.m., Monday through Friday, including drop-off and pick-up times and after-school programs.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines, Section 15322, an Exemption from the City of Los Angeles CEQA Guidelines, Article III, Section I, Class 1, Category 22, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 12.24 M of the Municipal Code and Condition No. 43 of case CPC-2012-2904-CU, a **Plan Approval** for the purpose of reviewing compliance with the conditions, and for the following applicant-requested modifications to a few conditions related to traffic operations, the existing carpool program, and community outreach:

- a. Modify Condition A.20 to foster better communication and facilitation of information between the school and parents, caregivers, school faculty on traffic operations, student safety, and condition compliance;
- b. Modify Condition A.21 and 22 to define each traffic monitor's function and location on-site for student drop-off/pick-up operations; and, to implement a monthly traffic monitor training program; and,
- c. Modify Condition A.25.c to clean-up and expand on the "Carpool Incentive Program" to a "Rideshare/Transportation Management Program" by offering alternative modes of transportation, other than carpool. The modification eliminates the parent volunteer credit and incentive point system; and,
- d. Modify Condition A.34 to permit all identification and traffic directional signs on-site display specific language and diagrams related to traffic direction and prohibitive turns; and,
- e. Modify Condition D.82 to improve communication with nearby neighbors by designating a school contact person who through email will be available to address their concerns immediately.

A public hearing was held on February 1, 2017, for the following entitlement requests:

- 1. Pursuant to Section 21082.1 of the California Public Resources Code, **Find** the previously approved Mitigated Negative Declaration (ENV-2012-2905-MND) adequately describes the potential impacts of the project and that no additional environmental clearance is necessary.
- 2. Pursuant to Section 12.24 M of the Municipal Code and Condition No. 43 of the Conditional Use grant, a **Plan Approval** to review the effectiveness of, and the level of compliance with, including the effectiveness of the Traffic Management Program required by Condition No. 25, the carpool program, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding businesses.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received **ten (10) days** prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.