

**ATTACHMENT “A”  
To Zoning Permit Application  
CONDITIONAL USE PERMIT  
APPLICATION FOR RENEWAL: PROJECT NARRATIVE & FINDINGS  
11100 WESTERN AVENUE, LOS ANGELES, CALIFORNIA 90047**

Green Dot Public Schools California (“Applicant” or “Green Dot”) respectfully submits this Attachment A consisting of project narrative and findings for renewal of a Conditional Use Permit (“CUP”) to continue operating the charter school at 11100 South Western Avenue, Los Angeles, California 90047 (“Project” or “School”).

While the School currently operates on two properties, as explained below, the improvements on 11100 South Western Avenue, which is the subject of this application, consist of the following:

- Building A: 12 classrooms, offices and support space;
- Building B: 3 classrooms and support space
- Modular buildings: 4 classrooms
- Parking spaces: 19 provided on adjacent property

The School will continue using the 10 classrooms on the adjacent parcel. The maximum enrollment will be 640 students. The School will not increase classroom count or square footage.

### **Project Site Background:**

The site is located at 11100 South Western Avenue, Los Angeles 90047 (“Site” or “Property”), at the southeast corner of South Western Avenue and West 111<sup>th</sup> Street. The Site is flat and improved with the existing charter School. The Site is zoned C-3-DP, General Commercial- Development Program. Due to the DP portion of the zoning, the school needs a Conditional Use Permit to operate on the Property. The land use designation pursuant to the West Athens-Westmont Community Plan is C.1, Regional Commercial.

Green Dot has been operating the existing charter School on the Property under a Conditional Use Permit issued by the Los Angeles County Department of Regional Planning on November 16, 2005 (“Existing CUP”), which will expire on November 16, 2020. The Existing CUP’s Case Number is 2005-00015-(2). There are 19 classrooms on the Site and parking is provided on the adjacent parcel.

### **School Operations Background**

Green Dot expanded the School to include the parcel adjacent to the south, 11130 South Western Avenue (“Adjacent Site” or “Adjacent Property”). No CUP is required to operate the School on the Adjacent Parcel. Operations seamlessly flow from one parcel to the other and no physical barriers

separate the properties. The Adjacent Parcel is the only parcel used for School parking. A Covenant and Agreement to hold both parcels as one was recorded in 2006.

The Adjacent Parcel consists of 10 classrooms, which means the School has a total of 29 classrooms (19 on the Property and 10 on the Adjacent Parcel). All parking for the School is and will continue to be on the Adjacent Parcel. While the School is only required to provide 29 parking spaces, it will provide 46 parking spaces.

The maximum enrollment will be 640 students, this is an increase of under 20% from the 540 anticipated in the Original CUP. The increase in enrollment will not result in an increase in classroom count or square footage on either parcel. Classroom sizes will remain lower than average.

School Pick-up and Drop-off will be entirely inside the School. Vehicles on 111<sup>th</sup> Street will go South down the alley east of Western, make a right into the campus and go west, drop-off or pick-up students inside the campus, continue going west and exit on Western by making a right and going North. The ingress and egress to the Site has been designed to incorporate both parcels and minimize the impact on Western. See drawings.

## **Conditional Use Permit Findings (SECTION 22.158.050)**

The Site is zoned C-3-DP. While a school is allowed by right in a C-3 zone, because the Site is also in a Development Program Zone a CUP is necessary to continue operating the school. The existing school has been operating on the Site since the Original CUP was approved in 2005. No changes are proposed to the square footage or classroom count. The Project is also proposing to provide all required parking on the Adjacent Parcel.

### **B.1) The proposed use will be consistent with the adopted General Plan for the area.**

The proposed project is consistent with the Los Angeles County General Plan and the West Athens-Westmont Community Plan.

#### *Los Angeles County General Plan*

Land Use Element. The Land Use Element of the General Plan recognizes that schools are a community need that must be addressed. Education falls short of demand in the County (Page 75) and the School will help meet this demand. The after-school programming and electives provide supervised school-age enrichment options, a need identified in the General Plan (Page 75).

Public Services and Facilities Element, Goal 7: "A County with adequate educational facilities." Topic: Early Care and Educational Facilities. Policy PS/F 7.3 "Encourage adequate facilities for early care and education." The oldest School buildings on-site are

approximately 15 years old, they were built and inaugurated by Green Dot. The facilities continue to be well maintained. Students in the neighborhood and community will continue to receive a free high quality education in high quality facilities.

Economic Development Element, Goal ED 5: “A skilled and education workforce, Topic Education.” Policy ED 5.1: “Attract and retain highly-skilled graduates, in particular, graduates of science and engineering programs.” The School will provide teaching jobs for educators. The School will also prepare the next generation of skilled and educated workers, all from the neighborhood and community.

*West Athens-Westmont Community Plan*

Page 6, Goal 5: “To create opportunities for increased employment for area residents.” The School creates teaching, maintenance and administrative jobs in the community. In addition, it will continue to train students for job opportunities.

Page 7, Goal 11. “To ensure land uses which contribute to the social, economic and cultural diversity of the community.” The School serves a multi-cultural student body from the surrounding community.

Page 8, Goal 3: “To increase employment opportunities, particularly among minority populations.” The School teaches required college preparatory courses to prepare students for college and for wider employment opportunities. Students receive a high-quality education in their own community. The School also creates teaching, maintenance and administrative jobs in the community.

Page 8, Goal 7: “To incorporate safety and aesthetic design standards in development and redevelopment projects.” The Project provides peripheral lighting to create a sense of safety to residents walking along Western Avenue and 111<sup>th</sup> Street. The School provides on-site security and it is secured with a fence.

Page 13: By being well maintained, the School addresses the problem in commercial areas that “Many commercial buildings are in need of repair.” Green Dot constructed the buildings on site, as such they are relatively new, and maintenance is a priority. The well-maintained landscaping reflects the School’s pride in the neighborhood it serves.

Page 31, Fourth Bullet: “Encourage enhanced public facilities and community services, educational, cultural and recreational opportunities and other municipal services.” The facilities at the School were built and inaugurated by Green Dot. Green Dot has made great efforts to ensure the facilities are well maintained to ensure students receive the high-quality education in updated facilities.

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

The Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area

The mission of Green Dot is to help transform public education so all students graduate prepared for college, leadership and life. Green Dot serves a student population that is reflective of the neighboring community. Its school's class size is smaller than a typical class size.

The School has been operating in the same Site since 2005 with the Existing CUP. The size and height of the buildings will remain unchanged from the existing operations. No increase in classroom count or square footage will result from the CUP. The School will continue to operate on both parcels. The Property and the Adjacent Parcel are being held as one, evidence of the Project's compatibility with the southern parcel.

The school encourages the enrollment of diverse students in the neighborhood and surrounding community, giving young people an opportunity to attend a local tuition free public school in a small class size environment that emphasizes high academic standards.

An alley runs adjacent to the eastern property line, creating a buffer between the residences and the School. Additionally, a 10' wall built by Green Dot that runs the length of the eastern boundary provides an additional boundary and buffer. These buffers provide noise attenuation and privacy to the neighbors and discourage students from loitering on neighboring properties.

The School is secured with a fence and provides on-site security which reduces the opportunity for vandalism and truancy while adding a level of protection to residents in the area. The peripheral lighting provides a sense of safety to residents walking along Western Avenue and 111<sup>th</sup> Street. Additionally, the landscaping is well maintained and reflects the School's pride in the neighborhood it serves.

The Project will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site

The School has taken measures to contribute to the general welfare of the community and be good neighbors. Entry and exit points to the school will be limited and secured. Pedestrian ingress is from Western and vehicular ingress is from the alley, and drop-off and pick-up is on campus.

The School's strong academic performance is a benefit to the neighborhood. The students, who primarily live in the neighborhood, are excelling academically and their discipline and respect for authority is felt outside the campus.

The oldest School buildings on-site are approximately 15 years old and continue to be well maintained. The school is secured with a fence and on-site security during school hours, as well as surveillance.

The School has a full maintenance program that addresses repair and vandalism/graffiti issues as they arise. Green Dot's goal is to remove graffiti within 24 hours, depending on the severity, and uses anti-graffiti paint for this purpose. A well-maintained School feeds into the positive School culture as well as provide a positive image for the community.

The Project will not Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare

The School provides a safe place for students in the community to receive a quality education. The School has taken all necessary measures to contribute to the general welfare of the community by being good neighbors. The students are not allowed to drive to school, to avoid contributing to traffic and parking issues. The campus is secure, diminishing the opportunity for truancy or vandalism. The various offerings of after school programs, electives and athletics provides students the opportunity to remain engaged while minimizing the opportunities for being idle. Most importantly the school continues to prepare students for college and its students continue to excel academically.

**B.3) 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.**

The School will exceed the parking requirement. While the School is only required to provide 29 parking spaces it will provide 46 spaces. All of the parking for the School will be on the Adjacent Parcel. A Covenant and Agreement to hold both parcels as one was recorded in 2006. The parking will be accessed from the alley that runs parallel to the eastern boundary line.

There will be no increase in classroom size or square footage.

The School meets all other development parameters and is not seeking other relief.

For proposed pick-up and drop-off see finding B.4. below.

**B.4) The proposed site is adequately served: a. by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. by other public or private service facilities as are required.**

School Pick-up and Drop-off will be entirely inside the School. Vehicles on 111th Street will go South down the alley east of Western, make a right into the campus and go west, drop-off or pick-up students inside the campus, continue going west and exit on Western by making a right and going North. This one-way circulation and queuing on-site will allow for more efficient circulation and minimize congestion. See Focused Traffic Study and Drawings.

As mentioned above, classroom size nor square footage will be increased. Furthermore, students are not allowed to drive to School, further reducing the traffic and parking impact on surrounding neighborhoods.