

**PROJECT NUMBER**

PRJ2021-000954-(2)

HEARING DATE

March 17, 2026

REQUESTED ENTITLEMENT

Conditional Use Permit (“CUP”) No. RPPL2020009547

PROJECT SUMMARY

OWNER / APPLICANT111th Street LLC / Green Dot Public Schools**EXHIBIT DATE**

February 11, 2026

PROJECT OVERVIEW

CUP to authorize the continued operation and maintenance of an existing charter high school, *Ánimo South Los Angeles*, operated by Green Dot Public Schools. The school currently has a maximum enrollment of up to 540 students and operates on two lots containing a total of 29 classrooms, an administration office, a library, a science lab, and 46 vehicle parking spaces. The applicant requests an increase in the maximum enrollment from 540 to 640 students. The current enrollment is 520 students. The County Department of Public Works will impose new site access requirements and procedures for student drop-off and pick-up.

LOCATION

11100-11130 S Western Ave, West Athens-Westmont

ACCESSSouth Western Avenue & West 111th Street**ASSESSORS PARCEL NUMBERS**

6077-011-039 & 6077-011-031

SITE AREA

2.57 Acres

GENERAL PLAN / LOCAL PLAN

Connect Southwest Los Angeles Specific Plan

ZONED DISTRICT

West Athens-Westmont

PLANNING AREA

Metro

LAND USE DESIGNATION

P (Public and Semi-Public), CG (General Commercial), H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)

ZONE

SP – IT (Specific Plan – Public / Institutional),
SP – NC (Specific Plan – Neighborhood Commercial)

PROPOSED UNITS

None

MAX DENSITY/UNITS

16 units

APPLICABLE STANDARDS DISTRICT

West Athens-Westmont Community Standards District (“CSD”)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and West Athens-Westmont Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.328 (West Athens Westmont CSD requirements)
 - Chapter 22.416 (Connect Southwest Los Angeles Specific Plan Requirements)

CASE PLANNER:

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