

**PROJECT NUMBER**

PRJ2021-000954-(2)

**HEARING DATE**

March 17, 2026

**REQUESTED ENTITLEMENT**

Conditional Use Permit (“CUP”) No. RPPL2020009547

## PROJECT SUMMARY

**OWNER / APPLICANT**111<sup>th</sup> Street LLC / Green Dot Public Schools**EXHIBIT DATE**

October 19, 2020

**PROJECT OVERVIEW**

To authorize the continued operation and maintenance of an existing charter high school operated by Green Dot Public Schools. The school currently has a maximum enrollment of up to 540 students and operates on two parcels containing a total of 29 classrooms, accessory uses in detached buildings, and 46 vehicle parking spaces. The school was previously approved by both discretionary and ministerial reviews due to split zoning designations across the two parcels. The applicant requests an increase to the maximum enrollment from 540 to 640 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

**ACCESS**South Western Avenue & West 111<sup>th</sup> Street**ASSESSORS PARCEL NUMBERS**

6077-011-039 &amp; 6077-011-031

**SITE AREA**

2.57 Acres

**GENERAL PLAN / LOCAL PLAN\***

West Athens-Westmont Community 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

**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 LA Specific Plan Requirements)

**CASE PLANNER:**

Evan Sahagun

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\* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the land use policies and zoning regulations in effect at the time it was submitted on August 9, 2021. The land use and zoning designations for the Project Site remained unchanged when the West Athens-Westmont Community Plan was rescinded and superseded by the Metro Area Plan, adopted on May 20, 2024.