



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2022-004416-(1)	April 17, 2024
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit No. RPPL2022013731	
Environmental Assessment No. RPPL2022005113	

## PROJECT SUMMARY

### OWNER / APPLICANT

Extera Public Schools

### MAP/EXHIBIT DATE

November 17, 2023

### PROJECT OVERVIEW

Change of use from a church to a charter school facility serving transitional kindergarten (TK) to 8th grade charter school for 525 students, which would include in total 22 classrooms, offices, outdoor eating areas and play areas, and a multi-purpose room. The Site is approximately 50,994 square feet (1.17 acres), is currently developed with two buildings; Building 1 (6,993-square feet) and Building 2 (18,309-square feet), which total 25,302 square feet. The Project proposes to (i) renovate Building 1 and add a new 2,265 square-foot outdoor lunch patio, (ii) demolish Building 2 to accommodate a new two-story school building, and (iii) provide 38 vehicular surface parking spaces and 90 bicycle spaces (88 short-term and two long-term) onsite. The proposed Building 1 will hold a classroom, administrative offices, a multi-purpose room and will total 8,749 square feet in floor area (including the outdoor lunch patio). The proposed Building 2 consisting of classrooms and offices will total 29,676 square feet of floor area, inclusive of a new 6,276 concrete playground deck above the onsite parking spaces. In total, the Project will provide 38,425 square feet of building floor area and a Floor Area Ratio of 0.754:1, which increases the existing floor area by 13,123 square feet.

### LOCATION

1059 S GAGE AVENUE, EAST LOS ANGELES

### ACCESS

S. GAGE AND S. EASTMONT

### ASSESSORS PARCEL NUMBER(S)

5239-012-028, 5239-012-009

### SITE AREA

1.17 Acres

### GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

### ZONED DISTRICT

East Side Unit No. 1

### LAND USE DESIGNATION

MD (Medium Density Residential)

### ZONE

R-3 (Limited Density Multiple Residence)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

30 du

### COMMUNITY STANDARDS DISTRICT

East Los Angeles

### ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study, Mitigated Negative Declaration

### KEY ISSUES

- Consistency with the Los Angeles County General 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 22.316 (East Los Angeles CSD requirements)
  - Section 22.18.030 (Land Use Regulations R-3)

---

**CASE PLANNER:**

Christina Nguyen

**PHONE NUMBER:**

(213) 262-6411

**E-MAIL ADDRESS:**

cnguyen@planning.lacounty.gov