

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 5, 2026
HEARING DATE: March 17, 2026 AGENDA ITEM: 7
PROJECT NUMBER: PRJ2021-000954-(2)
PERMIT NUMBER: Conditional Use Permit (“CUP”) No. RPPL2020009547
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 11100-11130 S Western Ave, West Athens-Westmont
OWNER: 111th Street LLC
APPLICANT: Green Dot Public Schools
CASE PLANNER: Evan Sahagun
ESahagun@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2021-000954-(2), CUP No. RPPL2020009547, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2020009547 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the continued operation and maintenance of an existing public charter high school (“Project”) in the Connect Southwest LA Transit-Oriented District Specific Plan’s (“CSLA SP’s”) NC (Neighborhood Commercial) Zone pursuant to County Code Section 22.416.080.B (Use Regulations for CSLA NC Zone).

B. Project

The applicant, Green Dot Public Schools (“Applicant”), requests a CUP to allow for the continued operation and maintenance of an existing charter high school, Ánimo South Los Angeles (“ASLA”), located at 11100-11130 South Western Avenue in the unincorporated West Athens-Westmont community (“Project Site”). ASLA currently operates with a maximum enrollment of 540 students and includes a total of 29 classrooms located in detached buildings, along with 46 vehicle parking spaces, comprised of 44 standard-sized spaces and two (2) accessible spaces for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). The Applicant requests an increase in the maximum enrollment from 540 to 640 students. However, no new classrooms or structures are proposed at this time. If enrollment increases in the future, the Applicant may submit a Revised Exhibit “A” to include additional classrooms.

The Project Site consists of two legal lots, currently held together as one parcel via a recorded covenant and agreement, and has been subject to split zoning designations since 1947. Due to the split zoning, ASLA was previously authorized by both ministerial and discretionary reviews.

ASLA was first authorized on the southern lot in 2004 through a Ministerial Site Plan Review (Plot Plan). The southern lot was previously split-zoned C-2 (Neighborhood Commercial) and R-3-P (Limited Density Multiple Residence – Parking) on its westerly and easterly sides, respectively. ASLA was designed such that the westerly portion, zoned C-2, was used for school buildings and activities while the easterly portion, zoned R-3-P, was used for a parking lot. These were permitted uses in each respective zoning designation on the southern lot that did not require a CUP. ASLA later expanded to the northern lot in 2005 through a CUP. The northern lot was previously zoned C-3-DP (General Commercial – Development Program), which became effective in 1997, and this zoning designation required a CUP to authorize a school use.

On May 12, 2020, the County adopted the CSLA SP, which rezoned the Project Site and the surrounding area within the West Athens-Westmont community. The northern lot was rezoned to IT (Public / Institutional), and the southern lot was rezoned to NC. The NC zone requires a CUP to authorize a school use, while it is permitted by-right in the IT Zone.

As part of the CUP, the Applicant obtained approval from the County Department of Public Works for a new Traffic Impact Analysis (“TIA”), which imposes new site access

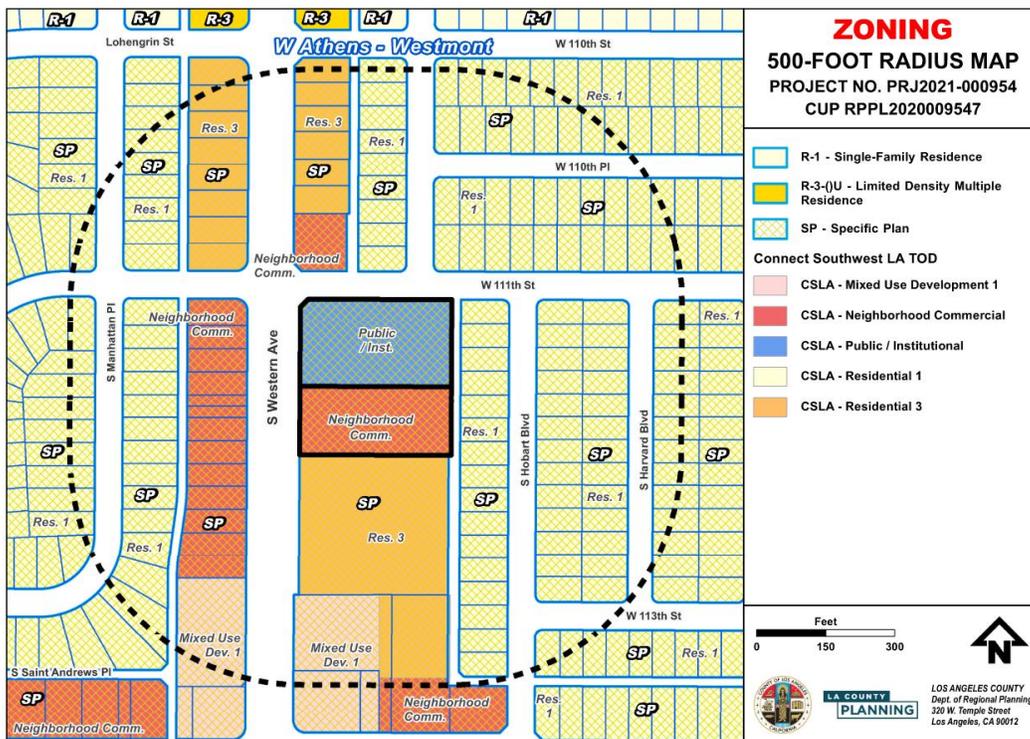
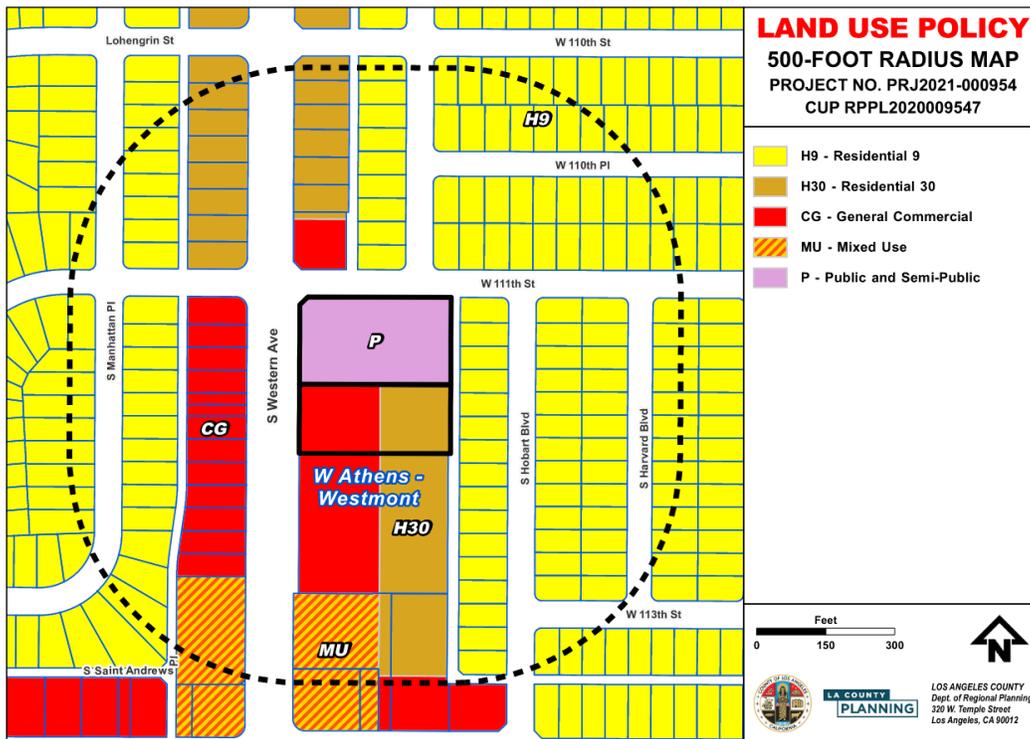
requirements and procedures for student drop-off and pick-up. Vehicular circulation for student drop-off and pick-up is proposed to occur fully within the Project Site via the existing driveway on South Western Avenue, with no access into the adjacent residential properties to the east.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	CSLA SPECIFIC PLAN LAND USE POLICY*	CLSA SPECIFIC PLAN ZONING*	EXISTING USES
SUBJECT PROPERTY	P (Public and Semi-Public), CG (General Commercial), H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	IT (Public / Institutional), NC (Neighborhood Commercial)	Charter high school
NORTH	CG, H9 (Residential 9 – 9 Dwelling Units per Net Acre Maximum Density), H30	NC, R-1 (Residential 1), R-3 (Residential 3)	Vacant commercial, single-family residences (“SFRs”), multifamily residences (“MFRs”)
EAST	H9	R-1	SFRs
SOUTH	CG, H30, MU (Mixed Use)	R-3, MXD-1 (Mixed Use Development 1), NC	MFRs, restaurant, gas station
WEST	CG, H9	NC, R-1	Various commercial retail stores, SFRs

* The CUP application for the Project was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. 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 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.



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4558	R-1 (Single-Family Residence)	October 9, 1945
5005	C-2 (Neighborhood Commercial), P (Parking)	October 21, 1947
970047z	C-3-DP (General Commercial – Development Program), C-2, P	September 2, 1997
20200025z	SP – IT (CSLA SP – Public / Institutional), SP – NC (CSLA SP – Neighborhood Commercial)	May 12, 2020

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan (“PP”) No. 10522	Authorize a building addition on the northern lot.	Approved on October 15, 1968
Conditional Use Permit (“CUP”) No. 1014	Authorize oil well drilling on the southern lot.	Approved on April 6, 1977
CUP No. 96-195	Authorize an auto service training center on the northern lot.	Approved on April 30, 1997
PP No. 30881	Authorize a new school on the southern lot.	Approved on July 27, 2004
CUP No. 200500015	Authorize a change of use from an auto service training center to a school on the northern lot.	Approved on November 16, 2005
PP No. 200601952	Authorize school signage on the southern lot.	Approved on January 3, 2007
Revised Exhibit "A" No. 201100186	Authorize new modular classroom buildings and a new lunch canopy on the northern lot.	Approved on August 18, 2011
Ministerial Site Plan Review No. RPPL2016000748	Authorize a new school classroom and office building on the northern lot.	Approved on February 1, 2016
Yard Modification No. RPPL2017009643	Authorize a new eight-foot-tall fence within the required yards on both lots.	Approved on April 11, 2018

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
04-0059222	Expansion of the school into the C-3-DP zone without a CUP	Closed on June 21, 2006
11-0003667-RZPVIO	Violations of conditions of approval	Closed on June 30, 2011

ANALYSIS

A. Land Use Compatibility

ASLA has operated as a charter high school on the Project Site for approximately 20 years. Operation of a school is consistent with the CSLA SP's IT Zone and with the CSLA SP's NC Zone with approval of the CUP. The Project Site is sufficiently buffered from residential uses by an existing 20-foot-wide alley and an existing eight-foot-tall wall along the easterly property lines.

B. Neighborhood Impact (Need/Convenience Assessment)

Continued operation of the school contributes to a mix of community-serving uses in the surrounding area. The Project Site is situated in a low-density residential neighborhood and provides teaching and administrative positions for staff as well as educational opportunities for families in this area.

C. Design Compatibility

The Project Site was developed as a school in conformance with the development standards of the C-3 (General Commercial) and C-2 (Neighborhood Commercial) Zones, identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M), and in conformance with the development standards of the West Athens-Westmont Community Standards District, identified in County Code Section 22.348.060 (Community Wide Development Standards). The Project does not include any construction, modification, addition, or change of use. Therefore, the Project is not subject to the development standards of the IT and NC zones identified in the CSLA SP, which became effective in 2020, pursuant to County Code Section 22.416.020 (Applicability). Any future tenant improvement or change of use will be subject to review by LA County Planning for compliance with any relevant design standards.

Although the Zoning Code does not require any design upgrades for the Project, the County Department of Public Works required a new TIA, which was cleared on May 29, 2024. Approval was contingent on the Applicant's agreement to, and compliance with, new site access requirements and procedures for student drop-off and pick-up. The proposed circulation plan will restrict access to South Western Avenue, a 115-foot-wide Major Highway mapped in the County's Master Plan of Highways, thereby minimizing impacts to the adjacent residential neighborhood.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the CSLA SP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The Applicant is required to substantiate all facts identified by Section 22.158.050 (Findings and Decision) of the County Code. The Burden of Proof with the Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued operation and maintenance of an existing charter high school and does not include any new intensification of use or any expansion in floor area. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control's list of hazardous waste or clean up sites. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated July 29, 2021, recommended that the Project proceed to public hearing with required conditions of approval. The Traffic Safety and Mobility Division of the Department of Public Works, in a letter dated May 29, 2024, recommended that the Project proceed to public hearing with required conditions of approval.
2. The Fire Department, in a letter dated July 27, 2021, recommended that the Project proceed to public hearing.
3. The Department of Public Health, in a letter dated September 24, 2021, recommended that the Project proceed to public hearing.

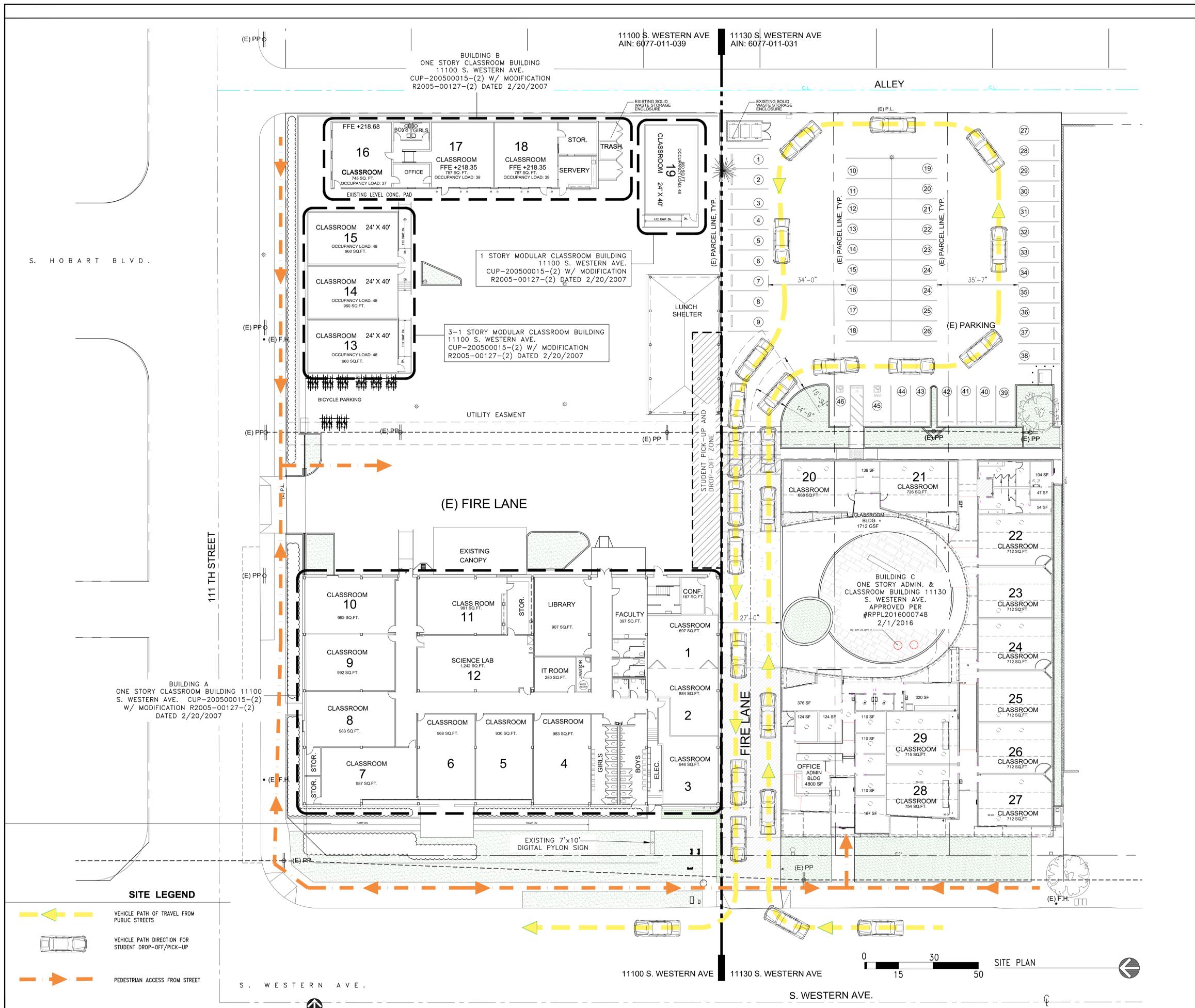
B. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Elsa M. Rodriguez*
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence



SHEET INDEX	
SHT. NO.	TITLE
SD1.0	SITE PLAN, INDEX, CODE REQUIREMENTS AND BUILDING DATA
SD2.0	BUILDING ELEVATIONS
SD3.0	EXISTING SITE PHOTOGRAPHS

BUILDING AREA PARCEL 6077-011-039				
BUILDING-A	TOAL GROSS AREA	18,590 S.F.		
NET AREA	OCCUP. FACTOR	TOTAL AREA	STUDENTS	
CLASSROOM	1/20 FT.	10,353	518	
LAB	1/50 FT.	1,242	25	
OFFICE	1/150 FT.	677	5	
CONFERENCE	1/15 FT.	167	11	
LIBRARY	1/50 FT.	907	18	
SUPPORT		4,695		
TOTAL		18,041	577	

BUILDING-B TOTAL GROSS AREA 3,517 S.F.				
CLASSROOMS	OCCUP. FACTOR	TOTAL AREA	STUDENTS	
CLASSROOMS	1/20 FT.	2,319	116	
OFFICE	1/150 FT.	165	1	
SERVERY	1/200 FT.	231	1	
SUPPORT		609		
TOTAL		3,324	118	

MODULAR BUILDINGS TOTAL GROSS AREA 3,816 S.F.				
CLASSROOM	OCCUP. FACTOR	TOTAL AREA	STUDENTS	
CLASSROOM	1/20 FT.	3,816	191	
TOTAL		3,816	191	

TOTAL FOR ALL BUILDING		25,923 S.F.	
FLOOR AREA RATIO	25,923 / 62,320 = .42		

BUILDING AREA PARCEL 6077-011-031				
BUILDING C	TOTAL GROSS AREA	11,662 S.F.		
CLASSROOM	OCCUP. FACTOR	TOTAL AREA	STUDENTS	
CLASSROOM	1/20 FT.	7,135	357	
OFFICE	1/150 FT.	4,509	32	
TOTAL		11,201	456	

TOTAL FOR ALL BUILDING		11,662 S.F.	
FLOOR AREA RATIO	11,662 / 49,332 = .24		

TOTAL FOR ALL BUILDING		37,585 / 111,652 = .34	
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LANDSCAPE	
NUMBER OF EXISTING TREES BOTH LOTS:	CALIFORNIA FAN PALM = 2; CALIFORNIA JUNIPER = 29
TOTAL LANDSCAPE AREA LOT 39 = 5,020 S.F. ; LOT 31 = 3,241 S.F.	

CODE REQUIREMENTS	
PROJECT:	GREEN DOT CHARTER SCHOOL - ANIMO SOUTH LOS ANGELES
LOCATION:	11100, 11130 S. WESTERN AVE., LOS ANGELES, CA 90047
OCCUPANCY:	E - EDUCATION
BUILDING USE:	EDUCATION (HIGH SCHOOL GRADES 9 THROUGH 12)
APPLICABLE CODES:	2026 LA COUNTY BUILDING CODE
CONSTRUCTION TYPE:	TYPE_III, TYPE_VB, FULLY SPRINKLERED
LEGAL DESCRIPTION:	LOTS 12, 13, 14, 15, 16 AND 17 OF TRACT NO. 14933, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 310, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR PARCEL #: 6077-011-039, 6077-011-031

PARKING CALCULATIONS	
A MIDDLE SCHOOL OR HIGH SCHOOL THAT DOESN'T PROVIDE AN INDOOR PUBLIC ASSEMBLY AREA, INCLUDING A GYMNASIUM, CAFETERIA, THEATRE, AUDITORIUM, ETC., MAY PROVIDE ONE AUTOMOBILE PARKING SPACE FOR EACH CLASSROOM.	
PARKING SPACES REQUIRED - 29 TOTAL SPACES (29 CLASSROOMS)	
PARKING SPACES PROVIDED - 46 TOTAL SPACES	
INCLUDING 44 STANDARD SPACES	
INCLUDING 0 COMPACT SPACES	
INCLUDING 2 HC SPACES	
EXISTING BICYCLE PARKING PROVIDED:	
PERMANENT BICYCLE LOCKER STORAGE - 2	
SHORT TERM BICYCLE SPACES - 40	

PLANNING REQUIREMENTS	
PROPERTY USE:	HIGH SCHOOL FOR GRADES 9TH THROUGH 12TH GRADE
CONDITIONAL USE PERMIT:	200500015-(2) WITH MODIFICATION R2005-00127 DATED 2/26/2007
TOTAL APPROVED OCCUPANCY PER CUP:	540 STUDENTS MAXIMUM

PROJECT DIRECTORY	
BUILDING OWNER:	GREEN DOT PUBLIC SCHOOLS 1149 S. HILL STREET, SUITE 600 LOS ANGELES, CA 90015 TEL. (213) 542-4708
LAND-USE CONSULTANT:	SAUCEDO GROUP 633 W. 5TH ST., 26TH FLR. LOS ANGELES, CA 90071 TEL. (323) 243-4556
ARCHITECT:	FRANCO & ASSOCIATES INC. 12345 VENTURA BLVD., SUITE H STUDIO CITY, CA 91604 TEL. (818) 754-2030 FAX (818) 754-2032

VICINITY MAP	
ANIMO S. LOS ANGELES EXISTING CAMPUS GRADES 9TH THROUGH 12TH	
PROJECT ADDRESS: 11100 S. WESTERN AVE., LOS ANGELES, CA	
DRAWING TITLE: SITE PLAN	
JOB NUMBER:	AF
FILE NAME:	2/9/2026
DRAWING SCALE:	1/16"=1'-0"
DRAWING NUMBER:	

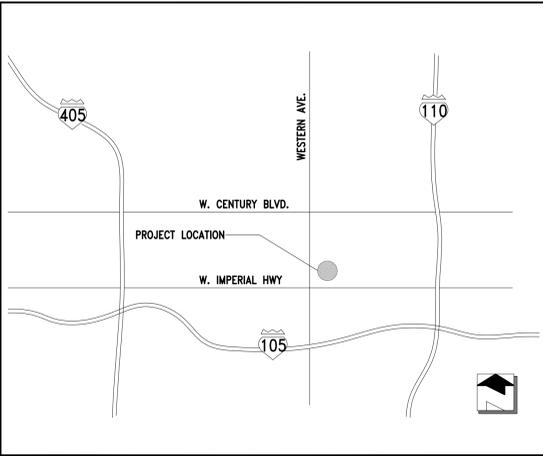
FRANCO & ASSOCIATES INC.
12345 Ventura Blvd. H
Studio City, CA 91604
Tel 818 754-2030
Fax 818 754-2032

GREEN DOT PUBLIC SCHOOLS
11100 S. WESTERN AVE., LOS ANGELES, CA 90047

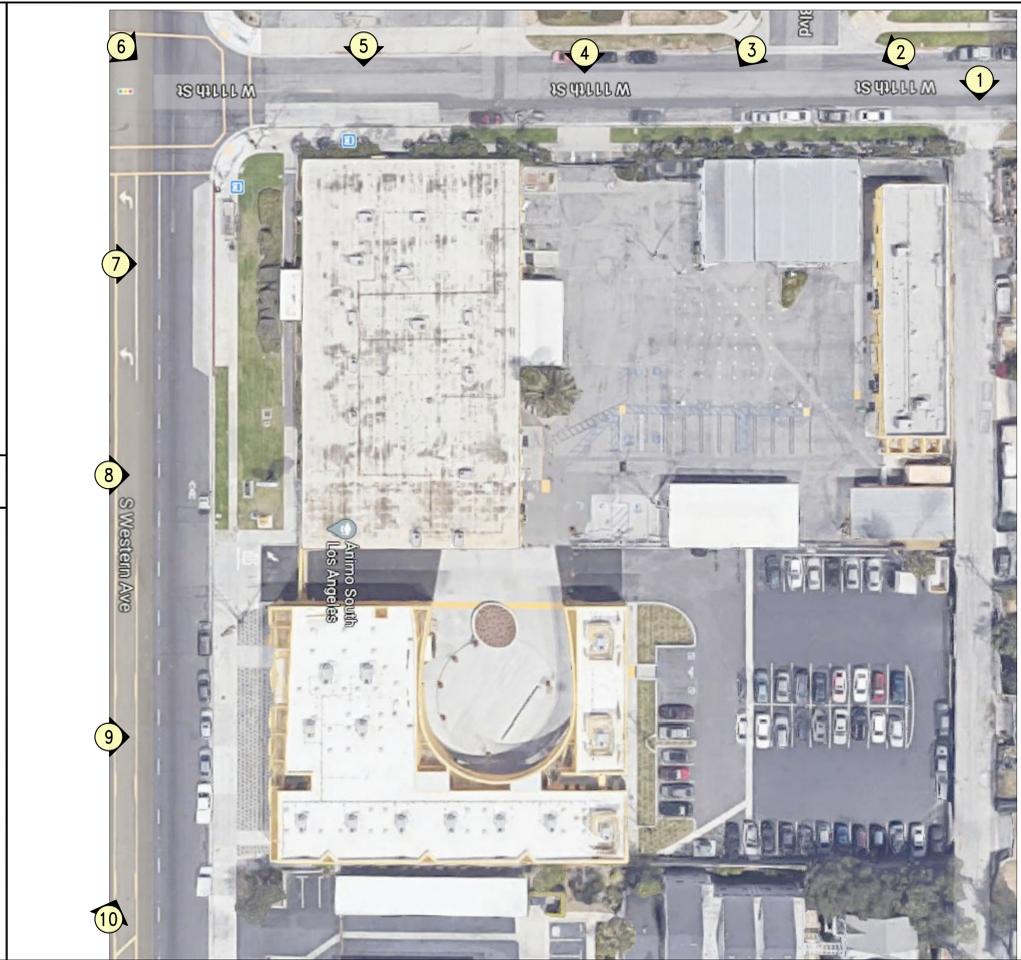
Green Dot Public Schools

REV.	DESCRIPTION	DATE
1	Traffic Study Rev.	12/16/2023
2	Traffic Study Rev.	06/9/22
3	Traffic Study Rev.	04/16/23

SD1.0



VICINITY MAP
SCALE: N.T.S.



A AERIAL SITE MAP
SCALE: SEE BAR SCALE AT LEFT



1 PARCEL VIEW OF ALLEY @ W 111ST.
SCALE: N.T.S.



2 PARCEL VIEW WEST @ W 111ST.
SCALE: N.T.S.



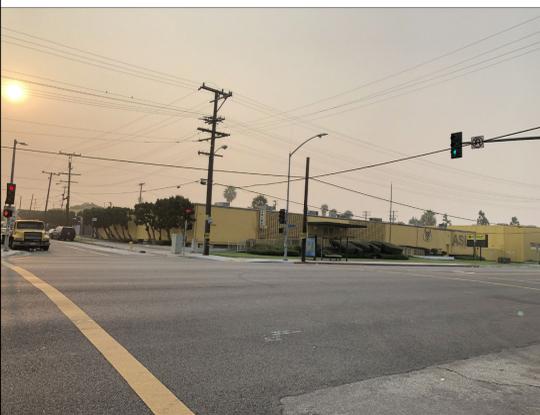
3 PARCEL VIEW FROM HOBART ST.
SCALE: N.T.S.



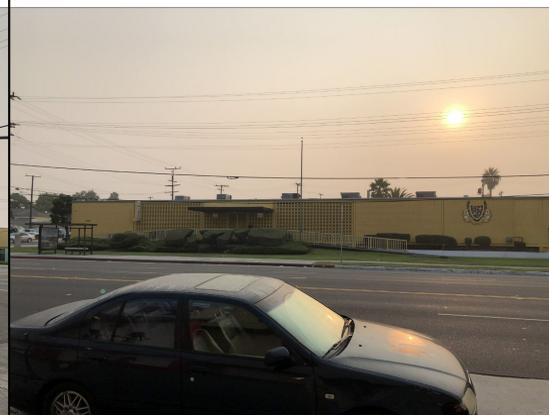
4 PARCEL VIEW W 111ST @ ENTRY
SCALE: N.T.S.



5 PARCEL VIEW W 111ST SOUTH
SCALE: N.T.S.



6 VIEW CORNER W 111ST/ WESTERN AVE.
SCALE: N.T.S.



7 PARCEL 11100 S WESTERN VIEW EAST
SCALE: N.T.S.



8 PARCEL 11100 S. WESTERN VIEW EAST
SCALE: N.T.S.



9 PARCEL 11130 S. WESTERN AVE
SCALE: N.T.S.



10 PARCEL VIEW 11130 S. WESTERN AVE
SCALE: N.T.S.



REV	DESCRIPTION	DATE

PROJECT	ANIMO S. LOS ANGELES EXISTING CAMPUS GRADES 9TH THROUGH 12TH
PROJECT ADDRESS	11100 S. WESTERN AVE., LOS ANGELES, CA
DRAWING TITLE	SITE PHOTOS
JOB NUMBER	AF
FILE NAME	10/19/2020
DRAWING SCALE	N.T.S.
DRAWING NUMBER	SD3.0

**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:

Evan Sahagun

PHONE NUMBER:

(213) 204 - 9939

E-MAIL ADDRESS:

esahagun@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-000954-(2)
CONDITIONAL USE PERMIT NO. RPPL2020009547

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit No. **RPPL2020009547** (“CUP”) on March 17, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Green Dot Public Schools (“Permittee”), requests the CUP to authorize continued operation and maintenance of an existing public charter high school (“Project”) on a property located at 11100-11130 South Western Avenue in the unincorporated community of West Athens-Westmont (“Project Site”) in the Connect Southwest LA Transit-Oriented District Specific Plan’s (“CSLA SP’s”) NC (Neighborhood Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.416.080.B (Use Regulations for CSLA NC Zone).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize a public charter school use in the CSLA SP’s NC Zone pursuant to County Code Section 22.416.080.B (Use Regulations for CSLA NC Zone).
5. **LOCATION.** The Project is located at 11100-11130 South Western Avenue within the West Athens-Westmont Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan (“PP”) No. 10522	Authorize a building addition on the northern lot.	Approved on October 15, 1968
Conditional Use Permit (“CUP”) No. 1014	Authorize oil well drilling on the southern lot.	Approved on April 6, 1977
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Yard Modification No. RPPL2017009643	Authorize a new eight-foot-tall fence within the required yards on both lots.	Approved on April 11, 2018

7. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public), CG (General Commercial), and H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density) land use designations of the CSLA SP Land Use Policy Map.

8. **ZONING.** The Project Site is located in the West Athens-Westmont Zoned District and is currently split-zoned IT (Public / Institutional) and NC within the CSLA SP. Pursuant to County Code Sections 22.416.080.B (Use Regulations for CSLA NC Zone) and 22.416.120.B (Use Regulations for CSLA IT Zone), a CUP is required for a school in the NC zone, while schools are permitted by-right in the IT zone.

9. SURROUNDING LAND USES AND ZONING

LOCATION	CSLA SPECIFIC PLAN LAND USE POLICY*	CLSA SPECIFIC PLAN ZONING*	EXISTING USES
NORTH	CG (General Commercial), H9 (Residential 9 – 9 Dwelling Units per Net Acre Maximum Density), H30	NC (Neighborhood Commercial), R-1 (Residential 1), R-3 (Residential 3)	Vacant commercial, single-family residences (“SFRs”), multifamily residences (“MFRs”)
EAST	H9	R-1	SFRs
SOUTH	CG, H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Densit), MU (Mixed Use)	R-3, MXD-1 (Mixed Use Development 1), NC	MFRs, restaurant, gas station
WEST	CG, H9	NC, R-1	Various commercial retail stores, SFRs

* The CUP application for the Project was deemed complete prior to the adoption of the Metro Area Plan on May 20, 2024. 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 Permittee 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.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.57 acres in size and consists of two legal lots. The Project Site is rectangular in shape with generally flat topography and is developed with a total of 29 classrooms and accessory uses, including an administration office, a library, and a science lab, in five detached buildings.

B. Site Access

The Project Site is accessible via South Western Avenue to the west and West 111th Street to the north. Primary access to the Project Site will be via an entrance/exit on South Western Avenue. Secondary access to the Project Site will be via the alley on West 111th Street.

C. Site Plan

The site plan depicts the Project Site spanning two legal lots. The northern lot has two permanent classroom buildings, two modular classroom buildings, and a covered lunch shelter structure. The southern lot has one permanent classroom building. In these buildings, there are 29 classrooms, an administration office, a library, and a science lab.

All 46 vehicle parking spaces are located on the southern lot, towards the rear of the lot and accessible via the alley. Parking spaces are for use by staff only because students are not permitted to drive to and park at the school. The site plan depicts circulation for student drop-off and pick-up, with cars entering from South Western Avenue, then entering and turning around the parking lot before exiting back onto South Western Avenue using the same driveway.

D. Parking

The Project Site includes a total of 46 existing vehicle parking spaces, comprised of 44 standard-sized spaces and two (2) spaces accessible to persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). Pursuant to County Code Section 22.112.070 (Required Parking Spaces), one (1) parking space is required for each classroom plus one (1) parking space per five (5) persons based on the occupant load of the auditorium or largest assembly room. There are 29 existing classrooms and no assembly room on the Project Site, which would require 29 parking spaces. However, the Project Site is within one-half mile of the intersection of South Western Avenue and West Imperial Highway, which is a major transit stop as defined by California Public Resources Code section 21064.3. Therefore, pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation and maintenance of an existing charter high school, which does not include any expansion in floor area. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

12. COMMUNITY OUTREACH. On September 27, 2025, prior to the Hearing Officer's public hearing on the Project, the Permittee conducted an open house meeting at the Project Site to inform the surrounding community about the Project. Two weeks before conducting the meeting, the Permittee mailed letters with information about the open house meeting to property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. One community member was present at the meeting.

13. PUBLIC COMMENTS. Staff did not receive any public comments before the Report to the Hearing Officer was issued on March 5, 2026.

14. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated June 29, 2021. The Traffic Safety and Mobility Division recommended clearance to public hearing with conditions in a letter dated May 29, 2024.

B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated July 27, 2021.

C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated September 24, 2021.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 29, 2026, a total of 159 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine (9) notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the P, CG, and H30 land use designations, when a nonresidential use is proposed, are intended for community-serving uses, such as schools. The Hearing Officer further finds that the Project promotes educational and employment opportunities.

17. **GOALS AND POLICIES – GENERAL PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- **Land Use Policy No. 5.4:** Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.
- **Land Use Policy No. 7.1:** Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.
- **Public Services and Facilities Goal No. 7:** A County with adequate educational facilities.
- **Economic Development Goal No. 5:** A skilled and educated workforce.

The Project is consistent with these policies of the General Plan because it preserves an existing charter high school situated in a residential neighborhood. The use has been in operation for approximately 20 years and is sufficiently buffered from residential uses by an alley and solid eight-foot-tall fencing. In addition, a new circulation plan is proposed to better mitigate impacts to the adjacent residential neighborhood during student drop-off and pick-up. The Project would maintain a community-serving use located in proximity to residences. Furthermore, the Project Site is within a quarter mile of the intersection of South Western Avenue and West Imperial Highway, and LA Southwest College. According to Chapter 6 (Land Use Element) Section III.4 (Land Use Compatibility and Distribution) of the General Plan, “complementary land uses, such as [schools] in residential neighborhoods [...] can promote a balanced distribution of jobs, housing and services.” The Project would maintain high quality education for high school students in the surrounding area, contributing to a variety of educational opportunities and youth development. According to Chapter 13 (Public Services and Facilities Element) Section VII (Early Care and Education Facilities) of the General Plan, “there is a shortage of early care and education facilities in Los Angeles County.” In consideration of these factors, approval of the Project is consistent with the goals and policies of the General Plan.

18. **GOALS AND POLICIES – COMMUNITY PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the West Athens-Westmont Community Plan (“Community Plan”):

- **Land Use Goal No. 5:** To create opportunities for increased employment for area residents.

- **Land Use Goal No. 11:** To ensure land uses which contribute to the social, economic and cultural diversity of the community.
- **Economic Goal No. 3:** To increase employment opportunities, particularly among minority populations.
- **Public Facilities Policy:** Encourage enhanced public facilities and community services, educational, cultural and recreational opportunities and other municipal services.

The Project is consistent with these goals and policies of the Community Plan because it preserves an existing charter high school, which serves a multicultural student body from the surrounding area. The school contributes to a mix of community serving uses in the surrounding area, provides employment opportunities for teachers and staff, and provides educational and career opportunities for students. Therefore, approval of the Project is consistent with the goals and policies of the Community Plan.

19. **GOALS AND POLICIES – SPECIFIC PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Specific Plan:

- **Policy No 2.5:** Promote a mix of uses and services to support the needs of families, youth, seniors, and a growing population.
- **Policy No. 6.3:** Support safer routes to schools and parks through increased signage, lighting, landscaping, crosswalks and pedestrian connections around schools.

The Project is consistent with these goals and policies of the Specific Plan because it contributes to the mix of uses and services necessary to serve youth and families in the surrounding community. As a condition of approval for the requested increase of maximum enrollment, the Permittee will be required by the County Department of Public Works to submit a signage and striping plan for the lengthening of the right-turn lane for vehicles traveling westbound on Imperial Highway that are making a right turn onto Western Avenue. These requirements will improve vehicular safety in the immediate surroundings, contributing to safer routes to schools. Therefore, approval of the Project is consistent with the goals and policies of the Specific Plan.

ZONING CODE CONSISTENCY FINDINGS

20. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the NC and IT zoning classifications of the CSLA SP. A school is permitted in the NC Zone with a CUP pursuant to County Code Section 22.416.080.B (Use Regulations for CSLA NC Zone), while it is permitted by right in the IT Zone pursuant to County Code Section 22.416.120.B (Use Regulations for CSLA IT Zone).

21. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Sections 22.416.080.C (Development Standards for CSLA NC Zone) and 22.416.120.C (Development Standards for CSLA IT Zone). The NC Zone requires a 10-foot front yard setback and a 15-foot rear yard setback, while the IT Zone requires 10-foot side and rear yard setbacks. The existing school was developed in conformance with the development standards of the C-3 and

C-2 Zones identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M), where no yards are required. The Project would maintain a front setback of eight feet and six inches, a corner side setback of six feet and ten inches, and a rear setback of three feet and eight inches. The northern lot and the southern lot were developed in 2005 and 2016, respectively, before the CSLA SP yard requirements became effective in 2020. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to these standards.

22. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.348.060 (Community Wide Development Standards), which allows a maximum height of 40 feet. The maximum height on the Project Site is 23 feet and three inches, within the allowable height limit.
23. **FLOOR AREA RATIO (“FAR”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.416.080.C (Development Standards for CSLA NC Zone) and 22.416.120.C (Development Standards for CSLA IT Zone), which allow a maximum FAR of 0.35 and 3.0, respectively. The southern lot zoned NC has a floor area of approximately 13,828 square feet, occupying the 49,356-square-foot lot, for a FAR of 0.28, within the allowable FAR. The northern lot zoned IT has a combined floor area of approximately 20,975 square feet, occupying the 62,450-square-foot lot, for a FAR of 0.34, within the allowable FAR.
24. **PARKING.** The Hearing Officer finds that the Project is exempt from the standards identified in County Code Section 22.112.070 (Required Parking Spaces), which require one (1) parking space for each classroom plus one (1) parking space per five (5) persons based on the occupant load of the auditorium or largest assembly room, or 29 spaces. Pursuant to AB 2097, because the Project Site is located less than half a mile from the intersection of South Western Avenue and West Imperial Highway, which is a major transit stop as defined in California Public Resources Code section 21064.3, minimum parking requirements do not apply to the Project. 46 parking spaces are voluntarily provided on the Project Site.
25. **BICYCLE PARKING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.112.100.A (Required Bicycle Parking Spaces), with the recommended conditions of approval. Four (4) short-term spaces are required for every classroom, or 116 short-term spaces, and one (1) long-term space is required for every 10 classrooms, or three (3) long-term spaces. There are currently 40 short-term bike parking spaces and two (2) long-term bike parking spaces. As a condition of approval, the Permittee will be required to comply with the current minimum bicycle parking requirements, no later than two years after the date of final action on the CUP.
26. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs). All existing signage on the Project Site is located on the northern lot zoned IT, which is subject to signage regulations applicable to the C-1 (Restricted Commercial) Zone pursuant to County Code Sections 22.416.020.C (Relationship to Other Provisions in Title 22) and 22.26.020.C.4 (Signs). A maximum of two square feet of wall signage is allowed per linear foot of building

frontage. A maximum of 50 square feet of sign area, plus one-fourth square foot of sign area for each foot of street frontage in excess of 100 feet, is allowed for freestanding signage. The northern lot has a building frontage length of 183 feet and eight inches, and a street frontage length of 190 feet and three inches, which allows up to 367 square feet of wall signage and 72.5 square feet of freestanding signage. The western building wall on the northern lot has one existing 330-square-foot wall sign, and there is an existing double-sided 70-square-foot freestanding sign, which are within the allowable sign regulations.

27. LANDSCAPING. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.416.080.C (Development Standards for CSLA NC Zone), which requires a minimum 20 percent of the lot to be landscaped, or 9,871 square feet. The Project would maintain a total of 8,261 square feet of existing landscaping across the Project Site, with the southern lot zoned NC having 3,241 square feet. The southern lot was developed in 2016, prior to the CSLA SP landscaping requirement, which became effective in 2020. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Hearing Officer finds that this standard does not apply to the Project pursuant to County Code Section 22.416.020 (Applicability) because the Project does not include any new construction, modification, addition, placement, or change of use.

28. TREE PLANTING. The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements), which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or 11 trees, be planted. These standards also require trees to provide a minimum 50 percent (50%) shade coverage of new or expanded uncovered parking areas with 15 or more spaces. While the Project Site includes 31 existing trees, the tree planting is not arranged to provide shade coverage for the uncovered parking lot, which is currently required. The southern lot with the uncovered parking lot was developed in February 2016, prior to tree planting requirements which became effective in April 2016. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Hearing Officer finds that these standards do not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.

29. CSLA SP DESIGN GUIDELINES. The Hearing Officer finds that the Project is not consistent with County Code Chapter 22.416 (CSLA SP), which imposed areawide design guidelines, including:

- a. Adherence to one of the specified building frontage types;
- b. Building massing, modulation, articulation, and detailing guidelines;
- c. Minimum wall openings such as windows and doors; and
- d. Architectural lighting guidelines.

The northern lot and the southern lot were developed in 2005 and 2016, respectively, prior to the CSLA SP design guidelines which became effective in 2020. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to these

standards. Furthermore, the Hearing Officer finds that these standards do not apply to the Project pursuant to County Code Section 22.416.020 (Applicability) because the Project does not include any new construction, modification, addition, placement, or change of use.

CONDITIONAL USE PERMIT FINDINGS

30. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The existing school has been in operation for approximately 20 years with no significant violations or reported adverse impacts to the surrounding residential neighborhood. The Project Site is sufficiently buffered from residential uses by an alley and solid fencing. The Permittee provides on-site security personnel to reduce vandalism and truancy, as well as on-site lighting along South Western Avenue and West 111th Street. The Permittee also maintains the on-site landscaping and buildings in good condition such that the school is not materially detrimental to the surrounding area.
31. **The Hearing Officer finds that 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site was designed in conformance with the development standards for commercial zones in effect prior to the adoption of the CSLA SP. The number of on-site parking spaces exceeds the minimum requirement under the County Code, although on-site parking is not required by State law, and the parking lot is completely screened from the street by the existing structures. The existing yards, walls, landscaping, and parking ensure that the school is a compatible use to be maintained at the Project Site, which is integrated with the surrounding area.
32. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site fronts and is oriented to South Western Avenue, which is a 115-foot-wide Major Highway mapped in the County's Master Plan of Highways. The proposed circulation plan contains all vehicle queuing for student drop-off and pick-up within the Project Site, with one ingress and egress point via South Western Avenue, such that impacts to adjacent residential neighborhoods is minimized. Students are not allowed to drive to the school, and staff are required to arrive and leave the Project Site on a staggered schedule from student drop-off and pick-up.
33. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

34. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project consists of the continued operation and maintenance of an existing charter high school. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

ADMINISTRATIVE FINDINGS

35. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2020009547**, subject to the attached conditions.

ACTION DATE: March 17, 2026

MG:EMR:ERS

March 5, 2026

c: Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-000954-(2)
CONDITIONAL USE PERMIT NO. RPPL2020009547

PROJECT DESCRIPTION

The project is the continued operation and maintenance of an existing charter high school subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on March 17, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the charter high school and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that

any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$3,760, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for eight (8) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$470.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **May 17, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning staff. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

20. **Scope of Approval.** This grant shall authorize a public charter school which may serve students from kindergarten through the 12th grade, up to a maximum enrollment of 640 students, as depicted on the approved Exhibit "A."
21. **Hours for School Instruction.** Formal school instruction shall be limited from 7:30 a.m. to 4:30 p.m., Monday through Friday. The starting and ending time of instruction, within these hours, is at the discretion of the Permittee.
22. **Student Drop-off and Pick-up Operations.** For the purposes of implementing these conditions, 30 minutes before the start of instruction and 30 minutes after the end of instruction shall be considered the time designated for student drop-off and pick-up operations, respectively. The Permittee may designate a longer time period for such activities, subject to compliance with Condition Nos. 23 and 33 through 38, below.

23. **Staff Parking.** All staff working on the premises shall not enter or exit the parking lot within 15 minutes of student drop-off and pick-up operations.
24. **Speakers and Noise Control.** Loudspeakers and/or amplifying systems shall be prohibited on the premises. Any audible noise at the premises shall comply with County Code Chapter 12.08 (Noise Control) to the satisfaction of the County Department of Public Health.
25. **Loitering.** Unsupervised loitering of students around the exterior of the premises shall be prohibited during student drop-off and pick-up operations.
26. **Recycling and Solid Waste Storage.** Recycling and solid waste generated on-site shall be stored in closed receptacles, within a designated area as depicted on the approved Exhibit "A," and shall not be visible from the street.
27. **Exterior Lighting.** All exterior lighting fixtures used on-site shall be full cutoff fixtures. All exterior lighting fixtures shall be fully shielded to confine light spread on-site. Lighting used on-site shall be hooded and not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining properties, streets, or skyward.
28. **Vehicular Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" and shall be clear and unobstructed by any structures, parked vehicles, or storage.
29. **Required Bicycle Parking.** The Permittee shall provide at least the minimum bicycle parking as required by County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), calculated at a ratio of four spaces for every classroom for short-term bicycle parking, and one space for every 10 classrooms for long-term bicycle parking. The existing school has 29 classrooms which would require not less than 116 short-term spaces and three long-term spaces be provided based on the applicable ratio. The Permittee shall provide at least the minimum bicycle parking no later than two years after the date of decision for this grant, or by **March 17, 2028**.

If the Permittee alters the property with an addition of more than 15,000 square feet of floor area so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

30. **Community Meetings.** If any violation of the conditions of this grant is reported or discovered, and a Notice of Violation is issued, LA County Planning may require the Permittee to hold a community meeting to address such violation(s) in such manner to the satisfaction of the Director, subject to the following requirements:
 - a. **Intent.** The Permittee shall conduct such meeting in good faith to discuss the reported issue(s), concern(s), and/or violation(s) with the community and to identify specific action(s) for mitigation and resolution.

- b. **Location and Time.** The meeting shall occur on the premises, during a weekday, and it shall begin no earlier than the end of student pick-up operations for that day.
 - c. **Noticing.** The Permittee shall mail a notice of the meeting to the current property owners within a 500-foot radius of the exterior boundaries of the property lines, at least two weeks before the meeting. Copies of the notice shall also be made available in the main office and to any interested student, parent, or nearby resident.
 - d. **Compliance.** The Permittee shall provide LA County Planning a copy of the meeting notice, the address list used for mailing, the meeting agenda, the meeting minutes describing the issues addressed, and the proposed action to mitigate the issue(s), concern(s), and/or violation(s) raised.
31. **Public Works Conditions.** The Permittee shall comply with all conditions set forth in the attached Public Works, Traffic and Safety Mobility Division, letter dated May 29, 2024.
32. **Signing and Striping Improvements.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall submit a Signing and Striping Plan, and shall construct the improvements approved therein, to the satisfaction of Public Works.
33. **Informative Materials.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall provide parents and caregivers of students with informative materials regarding drop-off and pick-up operations, further described in Condition Nos. 34 through 38, below.
 - a. **Distribution Schedule.** These materials shall be distributed on an annual basis, at least once before the first day of formal instruction in each school year.
 - b. **Review and Amendments.** The Permittee shall submit a copy of the informative materials to LA County Planning and Public Works for review and shall amend the content and/or format of the informative materials upon request by either LA County Planning or Public Works.

CIRCULATION PLAN – STUDENT DROP-OFF AND PICK-UP CONDITIONS

34. **Student Driving Prohibited.** Students shall be prohibited from driving to, driving from, or parking at the premises.
35. **Access and Queueing.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall ensure the following:
 - a. The site shall accommodate at least 33 vehicles in queue;
 - b. The driveway on South Western Avenue shall restrict vehicular ingress and egress to right turns only; and
 - c. Left turn egress onto South Western Avenue shall be strictly prohibited at all times.
36. **Monitors.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall provide at least five (5) staff to monitor student drop-off and pick-up operations.

37. **Driveway Monitor.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall provide at least one (1) additional staff to monitor the driveway on South Western Avenue, not stationed within the public right-of-way, to serve as a crossing guard to facilitate the crossing of students across the driveway.
38. **Processing Points.** Pursuant to the attached Public Works letter dated May 29, 2024, the Permittee shall provide five (5) designated drop-off and pick-up processing points.

Attachments:

Exhibit D-1 Public Works, Traffic and Safety Mobility Division, Letter dated May 29, 2024

**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 111th 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 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. 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 111th 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 111th 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.

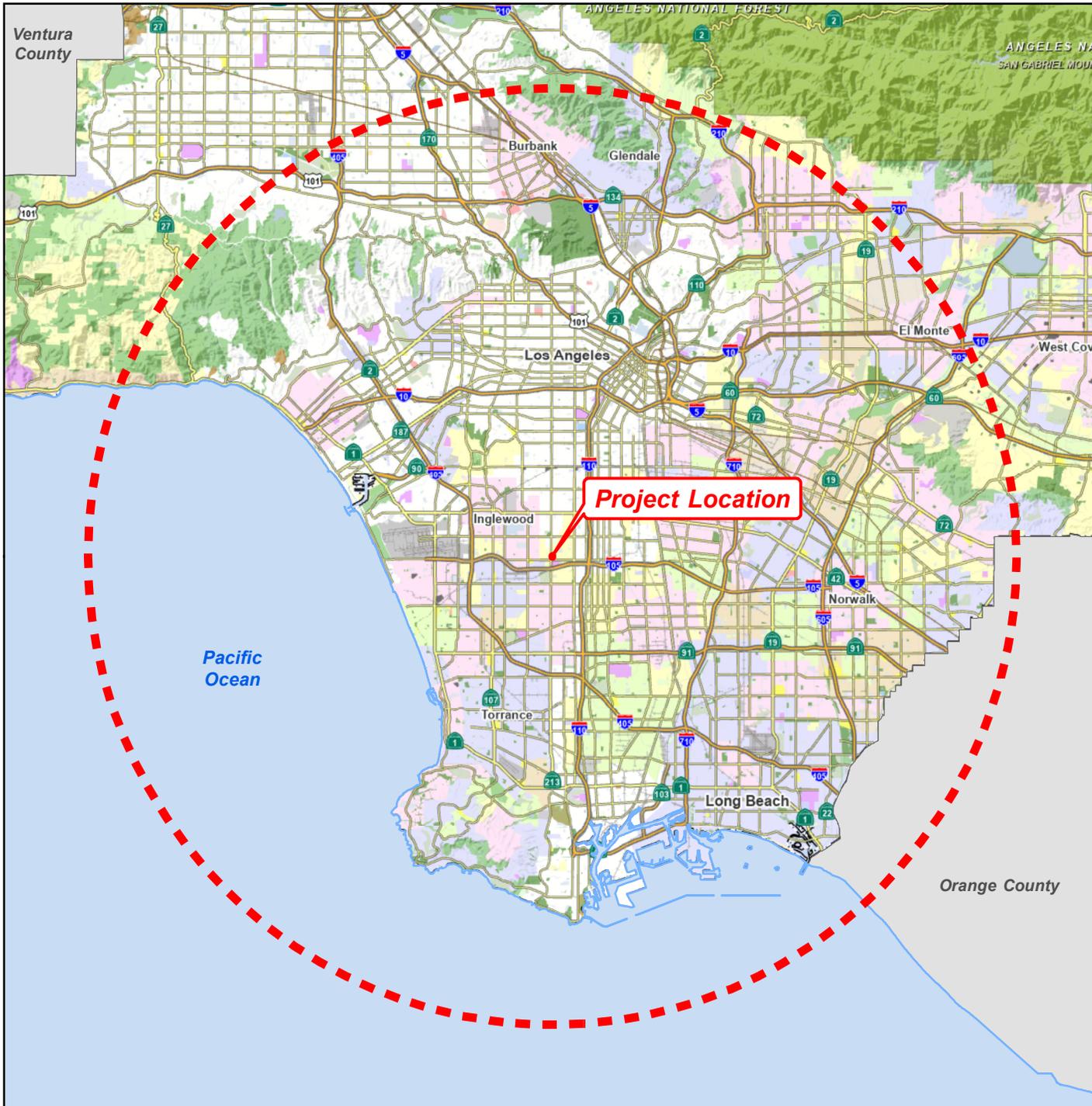
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 12, 2026
PROJECT NUMBER: PRJ2021-000954-(2)
PERMIT NUMBER: Conditional Use Permit No. RPPL2020009547
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 11100-11130 S Western Ave, West Athens-Westmont
OWNER: 111th Street LLC
APPLICANT: Green Dot Public Schools
CASE PLANNER: Evan Sahagun, Planner
esahagun@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation and maintenance of an existing high charter school. The Project does not include any construction nor a change of land use.

The Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project does not meet any exceptions to a Categorical Exemption.

SHAPING
TOMORROW



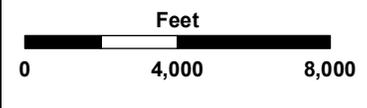
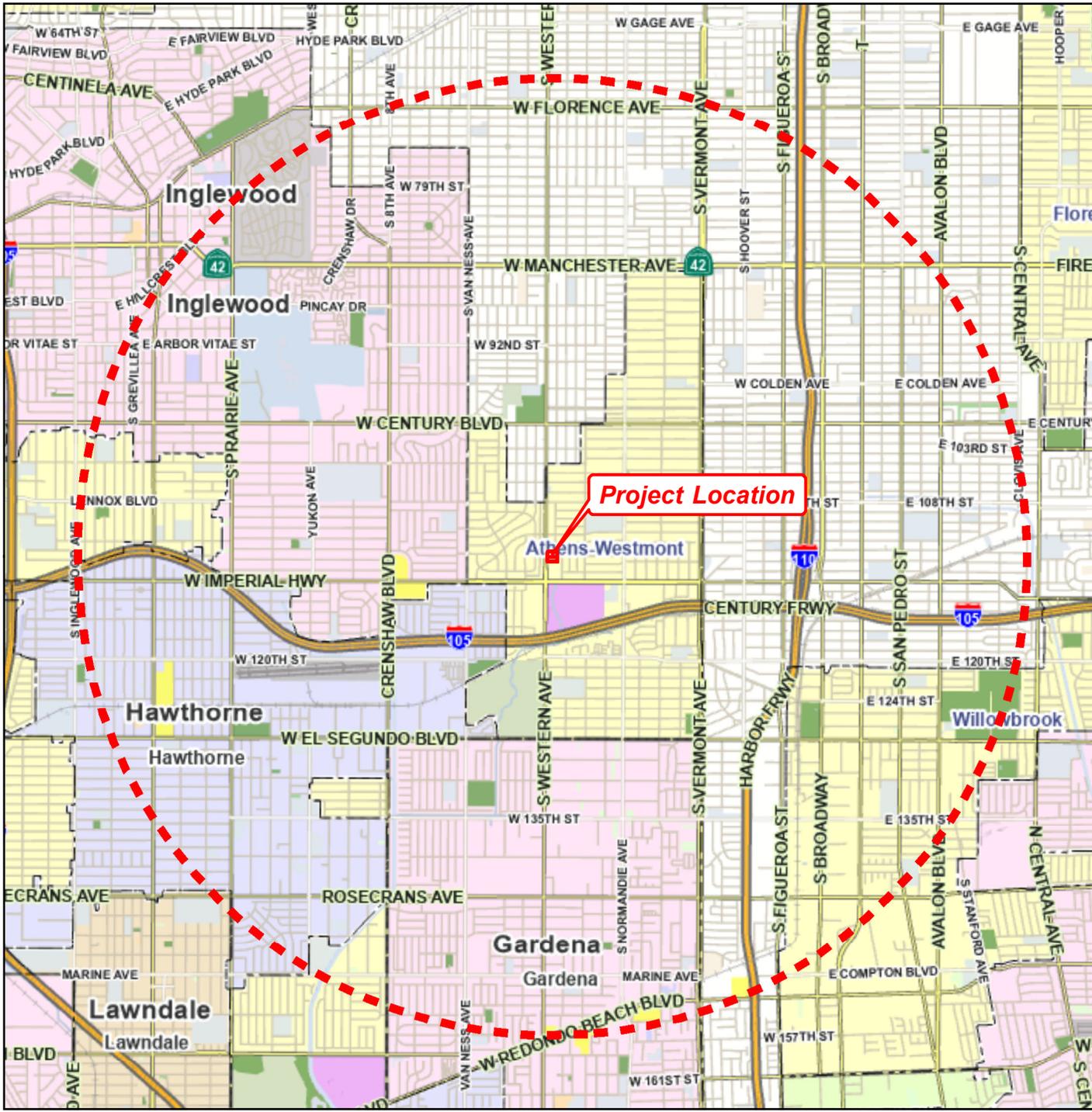
**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2021-000954
CUP RPPL2020009547



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

**3-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2021-000954
CUP RPPL2020009547



**LA COUNTY
PLANNING**

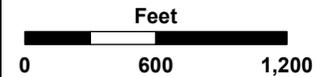
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-000954

CUP RPPL2020009547



LA COUNTY
PLANNING

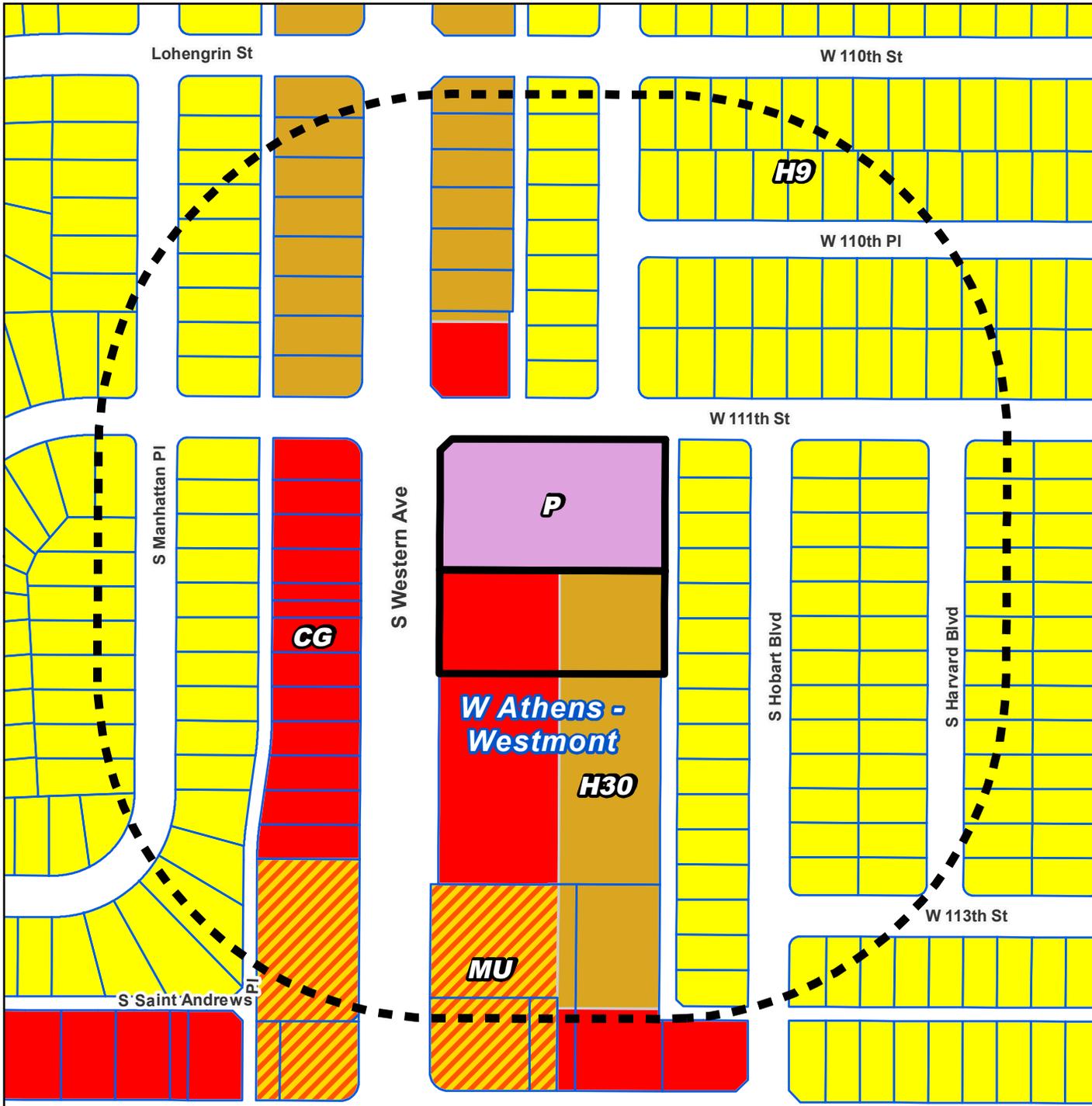
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

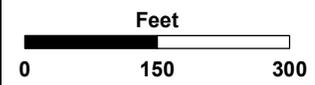
500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-000954

CUP RPPL2020009547

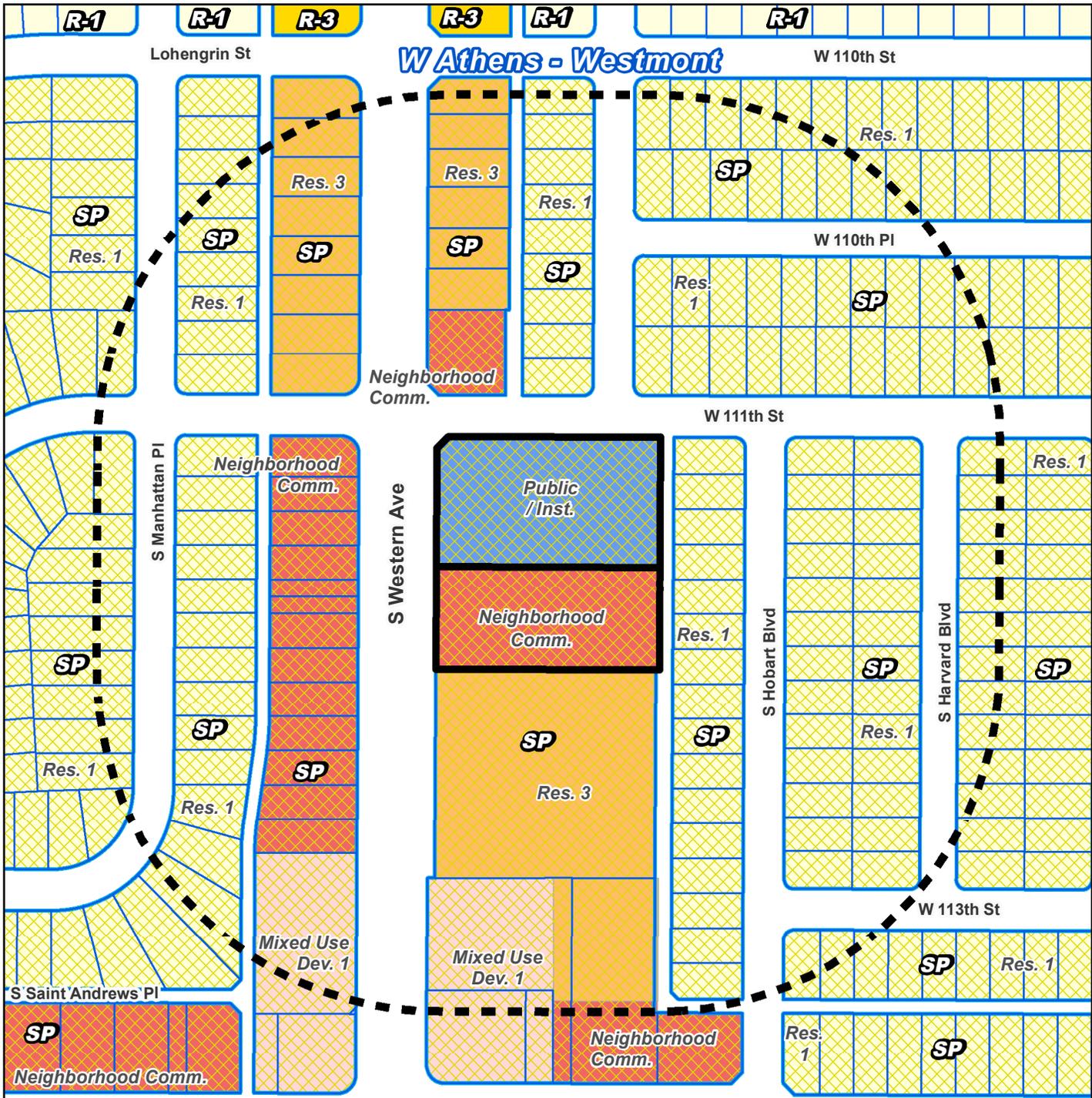


-  H9 - Residential 9
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  P - Public and Semi-Public



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

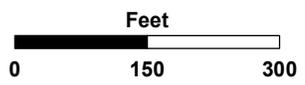


ZONING

500-FOOT RADIUS MAP

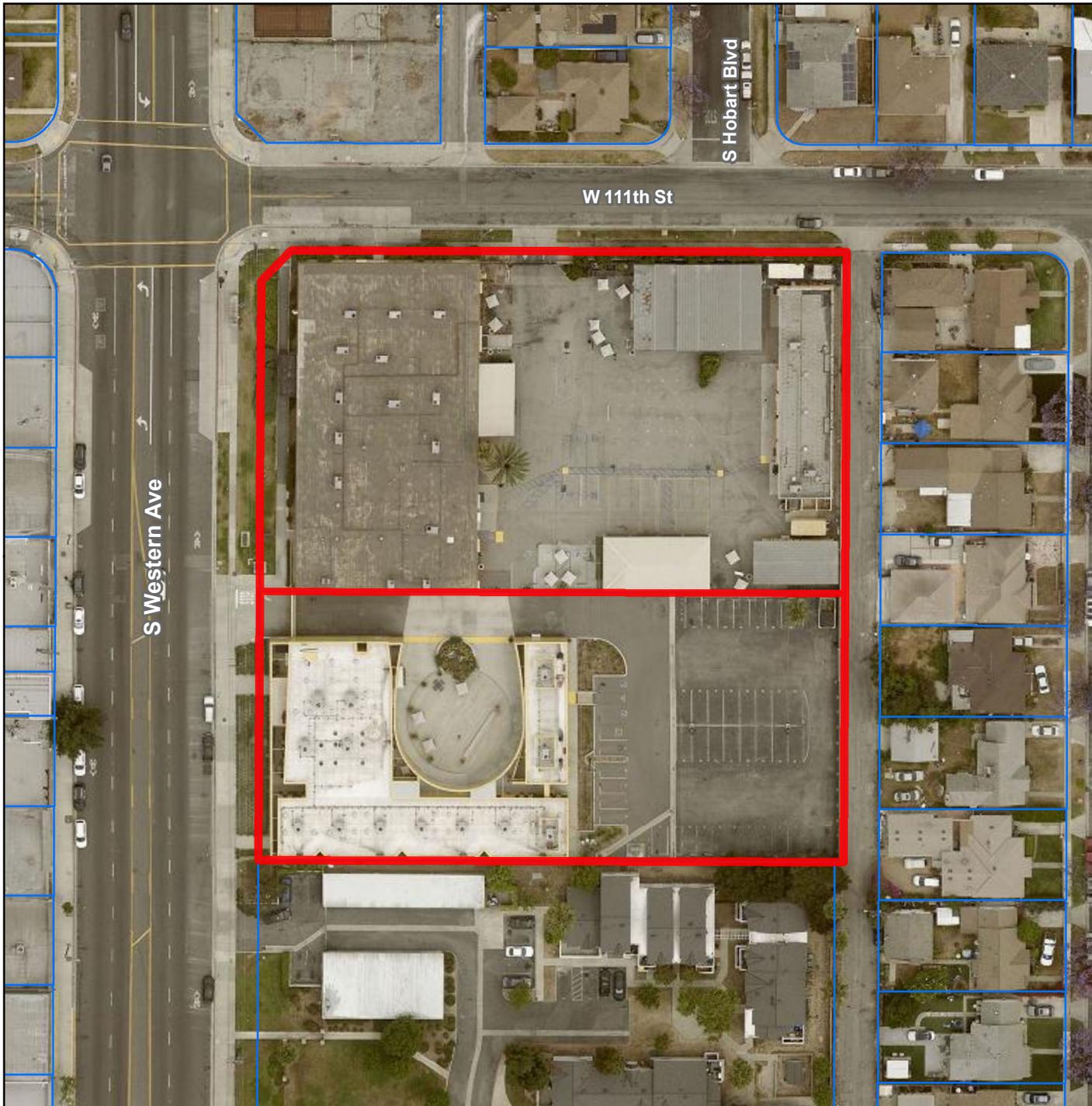
PROJECT NO. PRJ2021-000954
CUP RPPL2020009547

- R-1 - Single-Family Residence
- R-3-(U) - Limited Density Multiple Residence
- SP - Specific Plan
- Connect Southwest LA TOD**
- CSLA - Mixed Use Development 1
- CSLA - Neighborhood Commercial
- CSLA - Public / Institutional
- CSLA - Residential 1
- CSLA - Residential 3



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



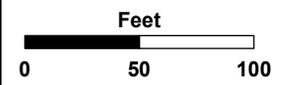
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-000954

CUP RPPL2020009547

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



11100-11130 South Western Avenue, West Athens-Westmont



11100-11130 South Western Avenue, West Athens-Westmont



11100-11130 South Western Avenue, West Athens-Westmont



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 29, 2021

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Kevin Finkel
Zoning Permits West Section
Department of Regional Planning

Attention Christina Nguyen

FROM: James Chon 
Land Development Division

**CONDITIONAL USE PERMIT (RPPL200009547)
11100 SOUTH WESTERN AVENUE
ASSESSOR'S MAP BOOK 6077, PAGE 11, PARCEL 39
UNINCORPORATED ATHENS/WESTMONT**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes to continue use and operation of an existing school with 19 classrooms and support space (library, offices, etc.). No new construction or increased enrollment is proposed.

- Public Works has no comments, and this memo will serve as clearance for our review.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

JD:la

P:\pub\SUBPCHECK\Plan Checking Files\CUP\RPPL2020009547 - 11100 S Western Avenue\DPW_Cleared_2021-07-19_RPPL2020009547.docx



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

T-4

May 29, 2024

Akil Manley
1149 South Hill Street Unit 600
Los Angeles, CA 90015

Dear Akil Manley:

**AMINO SOUTH LOS ANGELES CHARTER HIGH SCHOOL
GREEN DOT PUBLIC SCHOOLS
TRAFFIC IMPACT ANALYSIS (JANUARY 2024)
ATHENS AREA**

Public Works has reviewed the Traffic Impact Analysis (TIA) dated January 2024. The project is located at 11100 Western Avenue in the unincorporated Los Angeles County area of Athens.

Project's Transportation Impact

According to the TIA, the project will have a less than significant transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Cumulative Transportation Impact

According to the TIA, the project will not have a significant cumulative transportation impact in the area. We generally agree with the findings in the TIA.

Site Access Requirements

The project shall provide a signing and striping plan for the upgrade of the crosswalks at the intersection of Western Avenue and 111th Street.

Operational Analysis

The project shall provide a signing and striping plan and a street improvement plan for the reconstruction of the median on the westbound approach of Western Avenue and Imperial Highway to extend the length of the westbound left-turn pocket to approximately 265 feet as described in the TIA.

The project shall provide a signing and striping plan for the lengthening of the right-turn pocket for westbound right-turn storage at Western Avenue and Imperial Highway to approximately 330 feet as described in the TIA.

Queuing Analysis

According to the Queueing Analysis, the project site will accommodate the expected peak-hour vehicle queue on-site. We generally agree with these findings in the Queueing Analysis; however, the project shall adhere to the conditions listed below:

Site Access Requirements

- The site shall accommodate at least 33 vehicles in queue.
- The project driveway will accommodate right-turn ingress and egress movements only.
- The site shall restrict left turn egress on Western Avenue at all times.
- Materials shall be distributed to parents/caregivers regarding drop-off/pick-up operations.

Site Procedures

- The project applicant shall provide at least five (5) staff to monitor the student drop-off/pick-up.
- An additional monitor will be stationed near the project driveway (not within the public right-of-way) to serve as a crossing guard to facilitate the crossing of students across the driveway.
- The project shall provide five (5) designated drop-off/pick-up processing points.

Akil Manly
May 29, 2024
Page 3

If you have any questions, please contact Mr. Kent Tsujii, Traffic Safety and Mobility Division, at (626) 300-4776 or ktsujii@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



AMIR S. IBRAHIM, P.E., L.S.
Principal Engineer
Traffic Safety and Mobility Division

ML:al
SP:\DOC\STU\LTRMEMO\ESTU2023000228-11100SWESTERNAVETIA

bc: Land Development (Suarez, Lasso)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2020009547

MAP DATE: JULY 27, 2021

PROJECT NUMBER: PRJ02021-00954

PLANNER: CHRISTINA NGUYEN

**THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT RECOMMENDS
CLEARANCE OF THIS PROJECT FOR THE CONTINUED USE OF AN EXISTING
SCHOOL.**

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

September 24, 2021

**CASE: RPPL2020009547
PROJECT: Conditional Use Permit
PLANNER: Nguyen, Christina
LOCATION: 11100 S Western Avenue Los Angeles CA 90047**

The Department of Public Health-Environmental Health Division has reviewed this project to continue operations as an existing school with 19 classrooms and 10 classrooms are located on an adjacent parcel. No improvements proposed. The applicant provided a September 10, 2021 water bill from the Golden State Water Company. The Los Angeles County Assessor's Portal information for the property indicates that it is served by sewer.

Public Health requirements have been met on the date of this letter.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report at (626) 430-5380 or slamont@ph.lacounty.gov.