



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number:
Related Case Numbers:
Case Filed With (Print Name): Date Filed:
EAF Accepted By (Print Name): Date Accepted:

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address: 14203 W. Valerio Street.
Assessor's Parcel Number: 2215-019-007 and 2215-019-901
Major Cross Streets: Valerio Street and Hazeltine Avenue
Community Plan Area: Van Nuys - North Sherman Oaks Council District: 2

APPLICANT (if not Property Owner)

Name: Carrie Wagner
Company: Girls Athletic Leadership School Los Angeles
Address: 8015 Van Nuys Boulevard
City: Panorama City State: CA Zip Code: 91402
E-Mail: cwagner@galsla.org
Telephone No.: (818) 389-1184

APPLICANT'S REPRESENTATIVE

Name: Jack H. Rubens, Esq.
Company: Sheppard, Mullin, Richter and Hampton LLP
Address: 333 S. Hope Street, 43rd Floor
City: Los Angeles State: CA Zip Code: 90071
E-Mail: jrubens@sheppardmullin.com
Telephone No.: (213) 617-4216

PROPERTY OWNER

Name: Nancy Benedict
Company: The Schaefer Trust
Address: 14203 W. Valerio Street
City: Van Nuys State: CA Zip Code: 91405
E-Mail: N/A
Telephone No.: (818) 780-6118

ENVIRONMENTAL REVIEW CONSULTANT

Name: Chris Joseph
Company: CAJA Environmental Services, LLC
Address: 15350 Sherman Way, Suite 315
City: Van Nuys State: CA Zip Code: 91406
E-Mail: chris@ceqa-nepa.com
Telephone No.: (310) 469-6700

1 Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Project is the development of a two-story charter middle school (Grades 6-8) on a site located at 14203 W. Valerio Street. The Applicant requests a Conditional Use to allow a middle school in the R1 zone. The Applicant also requests a Zoning Administrator's Determination to permit a fence with a maximum height of eight feet in the front yard setback, in lieu of the maximum height of 3 feet 6 inches as otherwise allowed in the R1 zone.

Additional information or Expanded Initial Study attached: YES NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

- A. Project Site.

Lot Area: 51,800 square feet
 Net Acres: 0.12 Gross Acres: 0.12

- B. Zoning/Land Use.

	Existing	Proposed
Zoning	R1-1	R1-1
Use of Land	Single-Family Residential	School, Parking Lot
General Plan Designation	Low Residential	Low Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 7, type: Single-family home, garage and ancillary structures, total square footage: 2,060 square feet and age: residence is 94 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 1

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	7	Citrus	7	N/A	0	N/A
	5	Carob	5	N/A	0	N/A
	3	Olive	3	N/A	0	N/A
	2	Chinese Elm	2	N/A	0	N/A
Protected (4" trunk diameter and greater)	N/A	Oak Tree (excluding Scrub Oak)	N/A	N/A	N/A	N/A
	8	Southern California Black Walnut	7	0	11	0
	N/A	Western Sycamore	N/A	N/A	N/A	N/A
	N/A	California Bay	N/A	N/A	N/A	N/A

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: 0 over 15% slope: 0

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 2,000 cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 2,000 cubic yards

Location of disposal site: TBD

Location of borrow site: TBD

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a *Haul Route* is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a *Phase I Environmental Site Assessment (ESA)* is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: N/A

California Register of Historic Resources: N/A

City of Los Angeles Cultural Historic Monument: N/A

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

Identified on SurveyLA: N/A

Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO
 If YES, describe: The City has reserved a public street and utility easement over the northern 11 feet of the property. and indicate the sheet number on your plans showing the condition: Sheet A0.1.2

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 17 + Guest: N/A

Proposed: 38 + Guest: N/A

Bicycle Parking:

Required Long-Term: 2 Required Short-Term: 68

Proposed Long-Term: 2 Proposed Short-Term: 68

ii. **Height.**

Number of stories (not including mezzanine levels): 2 Maximum height: 20' 9"

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. **Project Size.**

What is the total floor area of the project? 23,294 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 24 %

Paving/hardscape: 56 %

Landscaping: 20 %

v. **Lighting.** Describe night lighting of project: _____

The Project includes low-level perimeter night lighting for safety.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. Middle School _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: N/A _____ guest rooms

- iv. **Days of operation.** Monday - Friday (5 days/week)
Hours of operation. 8:30AM - 3:30PM
- v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
 If YES, describe events and how often they are proposed The school will host events commonly associated with a school use. Typical events include three annual school dances, one annual student performance, a High School Fair, and Graduation. See Attachment A for more information.
- vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD
- Number of fixed seats or beds N/A
 - Total number of patrons/students 330
 - Number of employees per shift 22, number of shifts 1
 - Size of largest assembly area 1,495 square feet
- v. **Security.** Describe security provisions for the project The Project will include night lighting to ensure safety after school hours. Staff will be onsite during operational hours to monitor students and activity at the school.

4. SELECTED INFORMATION

- A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information).
Valerio Street - Collector, 0 feet Runnymede Street - Local Street Standard, 0 feet
Tyrone Avenue - Collector, 570 feet Hazeltine Avenue - Avenue III, 600 feet
St. Ansbury Avenue - Local Street Standard, 320 feet
Katherine Avenue - Local Street Standard, 200 feet
- B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
 If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____
- C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.


Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) _____
Signature _____

CONSULTANT/AGENT

I, (print name) DEVON PROVO
Signature 

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

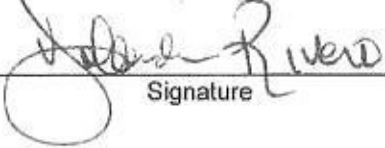
County of Los Angeles

On July 13, 2020 before me, Yolanda Rivero, Notary Public
(Insert Name of Notary Public and Title)

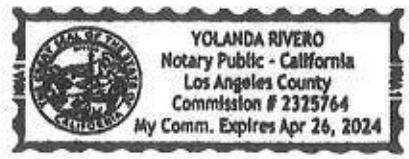
personally appeared Devon Provo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)



INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District, (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions form (CP-7817)* for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (*CP-7751*) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
 - The Coastal Zone and
 - The Santa Monica Mountains area

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On July 13, 2020 before me, Yolanda Rivero Notary Public
(Insert Name of Notary Public and Title)

personally appeared Devon Provo who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Yolanda Rivero
Signature

(Seal)



PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 7/13/2020

Print Name DEVON PROTO

Signature _____

Date _____

Print Name _____

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Carrie Wagner
Company/Firm Girls Athletic Leadership School Los Angeles
Address: 8015 Van Nuys Boulevard Unit/Space Number _____
City Panorama City State CA Zip Code: 91402
Telephone (818) 389-1184 E-mail: cwagner@gaisla.org
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) Nancy Benedict
Address 14203 W. Valerio Street Unit/Space Number _____
City Van Nuys State CA Zip Code: 91405
Telephone (818) 780-6118 E-mail: N/A

Agent/Representative name Jack H. Rubens, Esq.
Company/Firm Sheppard, Mullin, Richter & Hampton LLP
Address: 333 S. Hope Street, 43rd Floor Unit/Space Number _____
City Los Angeles State CA Zip: 90071
Telephone (213) 617-4216 E-mail: jrubens@sheppardmullin.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Project Managers
Name Kathy Dominguez and Frank Gonzalez
Company/Firm Educational Facilities Group
Address: 3700 Latrobe Street Unit/Space Number _____
City Los Angeles State CA Zip Code: 90031
Telephone (323) 505-7536 E-mail: frank@edfacgroup.org

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A Ordinance No.: N/A

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement Attached _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 23,294 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing N/A – Demolish(ed)³ N/A + Adding N/A = Total N/A
 Number of Affordable Units⁴ Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
 Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? 8 ft.
 If you have dedication requirements on multiple streets, please indicate: Valerio Street only.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section LAMC Section 12.24.U.24

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: A Conditional Use Permit to operate a charter middle school in the R1 zone.

Authorizing Code Section LAMC Section 12.24.X.7

Code Section from which relief is requested (if any): A Zoning Administrator's Determination to allow a

Action Requested, Narrative: fence with a maximum height of 8 feet in the front yard setback, in lieu of the maximum height of 3 feet 6 inches as otherwise allowed in the R1 zone under LAMC Section 12.22.C.20(f)2.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

CPC-2020-4418

Case Number, Env. Case Number, Application Type, Case Filed With (Print Name), Date Filed

Application includes letter requesting:

Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold), Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address, Unit/Space Number, Legal Description, Assessor Parcel Number, Total Lot Area

2. PROJECT DESCRIPTION

Present Use, Proposed Use, Project Name, Describe in detail the characteristics, scope and/or operation of the proposed project, Additional information attached

Existing Site Conditions

Site is undeveloped or unimproved, Site has existing buildings, Site is/was developed with use that could release hazardous materials, Site is located within 500 feet of a freeway or railroad, Site is located within 500 feet of a sensitive use, Site has special designation

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

SUPPLEMENTAL TO DEPARTMENT OF CITY PLANNING APPLICATION

GALS LA Middle School Project
14203 W. Valerio Street, Los Angeles, CA 91405

Project Description, Requested Approvals and Required Findings

I. Project Description.

A. Project Location.

The project site is located at 14203 W. Valerio Street and consists of two parcels designated as Assessor Parcel Nos. 2215-019-007 and 2215-019-901, with a total of 51,800 square feet (approximately 1.2 acres) of land (the "Project Site"). The Project Site is located within the boundaries of the Van Nuys – North Sherman Oaks Community Plan (the "Community Plan") in the City of Los Angeles (the "City"). The land use designation for the Project Site in the Community Plan is Low Residential and the zoning designation is R1-1.

The Project Site is centrally located in the Van Nuys neighborhood, near the intersection of Van Nuys Boulevard and W. Valerio Street. Regional access to the Project Site is provided by the I-405 (San Diego) Freeway and the SR-170 (Hollywood Freeway). The closest ramps for the I-405 Freeway are located at Sherman Way, approximately 1.8 miles west of the Project Site. The closest SR-170 Freeway ramps are located at Sherman Way, approximately 2 miles east of the Project Site. The US-101 (Ventura Freeway) is located approximately 3.4 miles south of the Project Site. Public transit service in the vicinity is provided by Los Angeles County Metropolitan Transit Authority (Metro) and LADOT Transit (DASH).

B. Existing Conditions.

The Project Site is a relatively flat property that is currently developed with one single-story residential structure, an associated detached garage and several accessory structures, including 5 shipping containers at the northeastern corner of the Project Site. Access to the Project Site is via Valerio Street to the south and Runnymede Street to the north. The Project Site is bounded by Valerio Street to the south, Runnymede Street to the north, and residential uses (on R1-1-zoned lots) to the east and west.

C. Project Overview.

Girls Athletic Leadership School Los Angeles (the "Applicant") proposes the development of a two-story charter middle school (Grades 6-8) with approximately 23,294 square feet of floor area, to accommodate a maximum enrollment of 330 students (the "Project"). The R1-1 zone allows a maximum floor area ratio of 0.45:1, or 23,310 square feet of floor area. The Project complies with this requirement.

The Project also includes an outdoor athletic field and running track, an outdoor lunch pavilion, and a surface parking lot with 38 parking spaces and a designated drop-off/pick-up area. In addition, the Project includes a fence in the front-yard setback (along Runnymede Street) with a maximum height of 8 feet.

The ground floor of the building includes approximately 12,044 square feet of floor area and features six classrooms (which includes a dance studio for the purpose of calculating the required number of parking spaces), a multi-purpose room (with a maximum occupancy of 130 people), office and administration spaces (including offices, conference rooms, and a staff lounge), storage and mechanical rooms, restrooms, and an outdoor lunch pavilion. As shown on Figure A-9, the second floor includes approximately 11,250 square feet of floor area and features 11 classrooms, restrooms, mechanical rooms, and storage space. The maximum height of the building is 20 feet, 9 inches, which is below the maximum permitted height of 28 feet.

The Applicant proposes regular school hours of 8:30 a.m. – 3:30 p.m., Monday through Friday. A before school program also begins at 7:00 a.m. for approximately 40 students. An after school program runs from 3:30 p.m.-6:30 p.m. for approximately 100 students, with only 20 students remaining by 6:00 p.m. No weekend programming is proposed. The school would be staffed by 22 employees, including 18 teachers and four administrative staff.

D. Design and Architecture.

The Project involves the demolition of the existing single-family home and accessory structures and construction of the new, two-story school building. The school building would be fully constructed with repurposed shipping containers. The exterior building façade includes corrugated and flat metal panels painted in the school colors of red, blue, orange and purple. The building features large, storefront-style glass windows to maximize the flow of natural light into the school. The building would meet and exceed all applicable energy efficiency requirements.

The utilization of shipping containers for the building is an innovative, green-building alternative technology with multiple benefits. The containers to be utilized have outlived their former useful lives and would otherwise be sent to a landfill. The shipping containers would be converted into the classroom and office units in a factory in the City of Carson. Demolition of the existing residential structure, site preparation and grading activities would concurrently proceed at the Project Site. Then, the prefabricated building modules would be delivered to the prepared Project Site for assembly. Since the building would be manufactured offsite, the onsite construction time would be significantly reduced, which would decrease the noise, traffic and air quality impacts associated with the Project. Onsite construction activities would be limited to site work, installation of the building modules, signage and utility infrastructure, landscaping, offsite improvements and final exterior finishes. This onsite work would occur concurrently with the completion of building construction.

E. Landscaping.

The landscaping includes a combination of shrubs, perennials, and ornamental grasses along the perimeter of the Project Site and an educational garden at the northwest corner of the property. Perimeter landscaping would also be planted around the parking lot and within landscaped finger islands in the parking lot.

There are 42 existing trees on the Project Site, including three dead street trees on Runnymede Street and eight protected Black Walnut trees. Two of the Black Walnut trees are dead, two others are in poor condition and the remaining four are in fair condition. The Project would include removal of 41 of those trees due to geotechnical conditions that require their removal, as reflected in Table A-1, Trees. One existing Black Walnut tree at the northern edge of the property would be preserved.

The landscaping also includes the planting of 26 new trees. Therefore, the Project, when completed, would include a total of 27 trees.

Table A-1: Trees

Name	Quantity	Quantity Removed
Existing Trees		
Black Walnut	8	7
Eugenia	2	2
Citrus	7	7
Crape Myrtle	2	2
Shamel Ash	1	1
Deodar	2	2
Carob	5	5
Ficus	1	1
Silver Maple	2	2
Washingtonia Palm	1	1
Cherry	2	2
Ficus Benjamina	1	1
Chinese Elm	2	2
Mullberry	1	1
Fig	1	1
Olive	3	3
Eucalyptus	1	1
Subtotal	42	41
Proposed Trees		
Black Walnut	11	-
Acacia Aneura	2	-
Desert Chitalpa	2	-
Sycamore	11	-
Subtotal	26	-
Total Project Trees		27

F. Access and Queuing.

Vehicular access to the Project Site would be provided by a driveway located on Runnymede Street. Vehicle traffic would enter the parking area from Runnymede Street and exit onto Valerio Street from the southern driveway. Student drop-off and pick-up would be conducted entirely on the Project Site as the designed onsite drop-off and pick-up area permits the queuing of up to 20 vehicles (10 in each of the two lanes).

G. Parking.

As shown in Table A-2, pursuant to Los Angeles Municipal Code (LAMC) Section 12.21.A.4, the Project requires one parking space per classroom, for a total of 17 vehicle parking spaces for the

17 classrooms (including the dance studio). The Project includes 38 parking spaces in a surface parking lot, which more than satisfies the code requirement.

**Table A-2
Vehicle Parking**

Use	Size	Parking Rate	Required	Provided
Middle School	17 classrooms	1 / classroom	17	38
<i>Source: Franco & Associates, Inc., 2020.</i>				

As shown in Table A-3, the Project requires four short-term bicycle parking spaces per classroom, for a total of 68 short-term bicycle parking spaces, and one long-term bicycle parking space per 10 classrooms, for a total of two long-term bicycle parking spaces. The Project includes 68 short-term spaces and two long-term bicycle spaces, which meet the code requirements.

**Table A-3
Bicycle Parking**

Bicycle Parking Rate	Required	Provided
<i>Short-Term</i>		
4 spaces / classroom	68 spaces (17 classrooms x 4 spaces)	68 spaces
<i>Long-Term</i>		
1 space / 10 classrooms	2 spaces	2 spaces
<i>Source: Franco & Associates, Inc., 2020.</i>		

H. School Events.

Below is an overview of the proposed events for the school year that would occur after normal school hours, as well as the month(s) in which each event would occur (times are approximate):

- Family Dances (4:30 – 6:30 PM), October and February.
- 8th Grade Dance (4:30 – 6:30 PM), April.
- Student Performance (6:00 – 8:00 PM), April.
- High School Fair, for the community (5:30 – 7:30 PM), April.
- Graduation (5:00 – 6:30 PM), June.

Parking for these events would be provided onsite in assigned parking spaces.

I. Lighting.

The Project includes low-level LED perimeter lighting to ensure student safety and comply with applicable requirements. There would also be outdoor lighting around the outdoor running track. The lighting design positions lighting toward the interior of the Project Site, and the school would

be separated from adjacent properties by an eight-foot perimeter wall at the eastern and western property lines to limit light transference. As such, lighting would be limited to ensure student safety without causing significant light spill onto neighboring properties.

J. Signage.

The Project would include metal signage on the north and south facing façades of the building, with the name and logo of the school. These signs would be approximately six feet, ten inches wide and approximately six feet, ten inches tall. A vinyl banner of the school pledge is proposed on the eastern façade of the building. This sign would be approximately 13 feet wide and 18 feet tall.

The Project would also include onsite signage in multiple areas around the school campus, such as the parking lot and entrances and exits. These signs would include directional or wayfinding signs, parking regulations, and accessibility signage, including the designation of handicapped parking spaces.

K. Sustainability Features.

The Project would comply with the 2020 Los Angeles Green Building Code (LAGBC, effective January 1, 2020) and the 2019 California Green Building Standards Code (CalGreen, effective January 1, 2020). All building systems would meet current Title 24 Energy Standards, and the building would be designed to maximize day lighting and air ventilation. Compliance with these standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the Project's impact on natural resources and infrastructure.

The sustainability features to be incorporated into the Project would include, but not be limited to, WaterSense-labeled plumbing fixtures and Energy Star-labeled appliances, reduction of indoor and outdoor water use, weather-based controller and drip irrigation systems, and water-efficient landscape design.

L. Construction.

The anticipated construction schedule for the Project is approximately nine months. The estimated construction schedule is shown in Table A-4, below:

**Table A-4
Estimated Construction Schedule**

Phase	Duration	Notes
Demolition	Month 1 (two weeks)	Approximately 2,060 square feet of building material demolished and hauled in 10-cubic-yard capacity trucks up to 30 miles to an offsite landfill.
Site Preparation	Month 1 (two weeks)	
Grading	Month 2	Approximately 2,000 cubic yards of soil export hauled in 10-cubic-yard capacity trucks up to 30 miles to an offsite landfill.

**Table A-4
Estimated Construction Schedule**

Building Construction	Months 3-9	Prefabrication of major structural elements at an offsite location in the City of Carson. These modular elements would be transported to the Project Site and require 72 trips by 40-foot trucks and six trips by 20-foot trucks. Onsite construction focused on infrastructure, utilities installation, site and street work, architectural coatings and interior work.
Paving	Month 9	Concurrent with completion of building construction.
Architectural Coatings	Months 8-9	Concurrent with completion of building construction.
<i>Source: DKA Planning, 2020.</i>		

The Project includes approximately 2,000 cubic yards of soil export. Therefore, a Truck Haul Route Program may be required as part of the City's permitting process. Assuming the use of haul trucks with a capacity of 10 cubic yards, this would result in approximately 10 round trips per day (10 inbound trips and 10 outbound trips), for a period of 20 days. During the building construction phase, there would be an average of approximately 7 round truck trips per day (7 inbound trips and 7 outbound trips), for a period of 130 days. This includes the truck trips to deliver the modular building elements to the Project Site (a total of 72 trips by 40-foot trucks and 6 trips by 20-foot trucks), and also includes other vendor trips. It is anticipated that the haul route would be as follows:

- Trucks would exit the Project Site by turning right and traveling westbound on Valerio Street. Trucks would then turn left on Van Nuys Boulevard (traveling southbound), turn right on Sherman Way (traveling westbound), and merge onto the I-405 freeway northbound or southbound on the ramps at Sherman Way. Trucks carrying the modular units would travel between the factory in Carson and the Project Site. Trucks carrying export would travel no more than 30 miles to a local landfill.
- Trucks returning to the Project Site would exit the I-405 on the ramps at Sherman Way and would travel eastbound on Sherman Way. Trucks would then turn left on Van Nuys Boulevard (traveling northbound), right onto Valerio Street, and would travel east until they reach the Project Site.

M. Requested Permits and Approvals.

The Applicant seeks approval of the following approvals and permits for the Project:

- Pursuant to LAMC Section 12.24.U.24, a Conditional Use Permit to operate a charter middle school in the R1 zone.
- Pursuant to LAMC Section 12.24.X.7, a Zoning Administrator's Determination to allow a fence with a maximum height of 8 feet in the front yard setback, in lieu of the maximum height of 3 feet, 6 inches otherwise allowed in the R1 Zone pursuant to LAMC Section 12.22.C.20(f)(2); and

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route permits, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

II. Required Findings.

A. Conditional Use Permit (CUP).

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Applicant is requesting a conditional use permit to allow an all-girls, public charter middle school (Grades 6-8) in the R1 zone, with a maximum enrollment of 330 students. The Project features a two-story, 23,294 square-foot building with 17 classrooms (one of which is a dance studio) and a multi-purpose room. The Project also includes an outdoor running track, outdoor lunch pavilion, and a surface parking lot with 38 parking spaces.

The Project would benefit the public convenience and welfare by providing a high-quality educational institution with an attractive design to serve the local community. A middle school is a complementary use within residential neighborhoods. Local families will benefit from having a school in their neighborhood within easy walking or biking distance. The middle school would relieve demand on other schools in the area and give neighborhood girls an opportunity to attend a public middle school with rigorous academic standards.

Furthermore, the school's design and layout would ensure the public welfare and neighboring community are not negatively affected. The Project Site is a rectangular-shaped lot located mid-block between Valerio Street to the south and Runnymede Street to the north. The two-story building has a maximum height of just 20 feet, 9 inches, which is well below the maximum permitted height limit of 28 feet. The Project Site is located next to and across from single-family homes. As such, the Project has an onsite vehicle queuing area with space for 20 cars to prevent congestion on the residential streets.

For these reasons, the Project would enhance the built environment in the surrounding neighborhood and perform a function and provide a service that is essential and beneficial to the community.

2. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The Project Site is located within the area governed by the Van Nuys – North Sherman Oaks Community Plan (the "Community Plan"). The Project Site has a land use designation of Low Residential and a zoning designation of R1-1. Schools are permitted in the R1 zone with a CUP. The middle school is proper in relation to adjacent uses and the development of the community. Parcels within the immediate vicinity of the project site are developed with existing one- and two-story, single-family residential uses. The middle school would provide a safe, convenient educational option for families in the neighborhood.

The Project has been thoughtfully designed to minimize impacts to the surrounding neighborhood. It provides more than double the total number of code-required parking spaces to minimize on-street parking and a student drop-off and pick-up area with queuing space for up to 20 vehicles to prevent traffic congestion on the adjacent residential streets. Attractive perimeter landscaping, walls, and fencing will provide screening between the campus and adjacent properties.

Furthermore, the Project's size, height and other features enhance compatibility with the existing residential neighborhood. The Project complies with code-required setbacks to buffer the school use from adjacent residential properties. The Project includes a 20-foot front yard, 15-foot rear yard, 15-foot western side yard, and a 10-foot eastern side yard. The building's maximum height of 20 feet, 9 inches is substantially lower than the 28-foot height limit. Therefore, the scale and massing of the building is compatible with the surrounding area.

Moreover, as with any CUP approval, the City will impose conditions of approval relating to the design and operation of the middle school to ensure its compatibility with the existing neighborhood. The conditions of approval will further ensure that the project features will be compatible with the existing neighborhood.

In light of the above, the Project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The middle school use is generally consistent with the General Plan land use designation of Low Residential for the Project Site. The General Plan Framework Element sets forth Citywide policies regarding land use, urban form, open space, economic development, public services and more. The Project is in substantial conformance with the following goals, objectives and policies in the Framework Element:

Goal 9N: Public schools that provide a quality education for all of the City's children, including those with special needs, and adequate school facilities to serve every neighborhood in the City so that students have an opportunity to attend school in their neighborhoods.

Policy 9.32.2: Explore creative alternatives for providing new school sites in the City, where appropriate.

The Project meets this goal and policy by expanding opportunities for girls in the San Fernando Valley to receive a high-quality, public education. Currently, most of the single-gender schools in the Los Angeles region are private schools. GALS LA Middle School will enable girls from all economic backgrounds to attend a public middle school in an all-female environment. The development of this new school campus will also help to meet the projected student growth in the San Fernando Valley.

The Project Site is located within the area governed by the Van Nuys – North Sherman Oaks Community Plan. The Project is generally consistent with the following goal and policy in the Community Plan:

Goal 6: Appropriate locations and adequate facilities for schools to serve the needs of existing and future populations.

Policy 6-1.1: Encourage compatibility in school locations, site layout, and architectural design with adjacent land uses and community character, and as appropriate, use schools to create a logical transition and buffer between different uses.

As discussed above, the Project will allow girls in the Van Nuys area to attend school in their local neighborhood and receive a first-rate educational experience. Relatedly, the Project will help alleviate overcrowding in nearby schools and meet the growing demand for all-female educational opportunities in the San Fernando Valley. The Project delivers a new, educational use to serve the surrounding community and is designed to be compatible with the adjacent land uses and community character.

For these reasons, the Project substantially conforms with the purpose, intent and provisions of the General Plan, including the Community Plan. The Project Site is not subject to any specific plan.

Responses to Questions Applicable to Schools

a. Describe the type of school (e.g. elementary, junior high school, nursery, etc.).

A middle school (Grades 6-8).

b. What is the maximum number of students (children) to be enrolled at each grade and age level?

The maximum enrollment of the middle school is 330 students with approximately 110 students at each grade level.

c. What are the hours of operation? Indicate whether Monday through Friday only or also weekends.

Regular school hours are 8:30 a.m. – 3:30 p.m., Monday through Friday. A before school program begins at 7:00 a.m. for approximately 40 students. An after-school program runs from 3:30 p.m.-6:30 p.m. for approximately 100 students, with only 20 students remaining by 6:00 p.m. No weekend programming.

d. What are the number of classrooms and teachers?

Seventeen classrooms and approximately 18 teachers.

e. What are the number of administrative staff?

Four administrative staff: Executive Director, Principal, Assistant Principal, Operations Manager.

f. Will there be buses, and, if so, where will they be stored?

There will not be any buses.

g. Where will cars load and unload students? How many cars?

The Project includes an onsite queuing area for student drop-off and pick-up that accommodates queuing of up to 20 vehicles.

h. Describe the size and location of signs.

The Project includes metal signage on the north and south facing façades of the building, with the name and logo of the school. These signs will be approximately six feet, ten inches wide and six feet, ten inches tall. A vinyl banner of the school pledge will be posted on the eastern façade of the building. This sign will be approximately 13 feet wide and 18 feet tall.

The Project also includes onsite signage in multiple areas around the school campus, such as the parking lot and entrances and exits. These signs would include directional or wayfinding signs, parking regulations, and accessibility signage, including the designation of handicapped parking spaces.

i. Does anyone live on the premises; if so, where?

No one will live on the Project Site.

j. Are there to be special events, e.g., fundraising events, parent-teacher nights, graduation ceremonies or athletic events? How often are these proposed?

Below is an overview of events during the school year, and the approximate timing of each event:

- Two Family Dances (4:30-6:30 p.m.), October and February
- 8th Grade Dance (4:30-6:30 p.m.), April
- One Student Performance (6:00-8:00 p.m.), April
- High School Fair (5:30-7:30 p.m.), April
- Graduation (5:00-6:30 p.m.), June

k. Is there a main place of assembly, e.g., auditorium, gymnasium or stadium, and if so, how many fixed seats?

The Project includes a multi-purpose room on the ground floor. There are no fixed seats, but the room can accommodate up to 130 people.

l. Is there to be night lighting and/or a public address system (please identify on your plot plan as well as discussing in the application)?

The Project includes low-level LED perimeter lighting to ensure student safety and comply with applicable requirements. There will also be outdoor lighting around the outdoor running track. The lighting design positions lighting toward the interior of the Project Site, and the school will be separated from adjacent properties by an eight-foot perimeter wall at the eastern and western property lines to limit light transference. As such, lighting will be limited to ensure student safety without causing significant light spill onto neighboring properties.

There will be no external amplified sound system and no bell system. The school will use an interior amplified sound system only.

B. Zoning Administrator's Determination for Fence and Gates Up to Eight Feet in Height.

The Applicant is requesting a Zoning Administrator's Determination pursuant to LAMC Section 12.24.X.7 to allow a fence and pedestrian and vehicle gates with a maximum height of eight feet in the front yard setback, in lieu of the maximum height of three and one-half feet as otherwise allowed in the R1 Zone pursuant to LAMC Section 12.22.C.20(f)(2). This request requires the following findings:

- 1. Describe how the proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The Project will enhance the built environment in the surrounding neighborhood by establishing a new, attractive campus on an underutilized site. The middle school will provide a valuable service to the community by increasing educational opportunities for female students in the neighborhood. The requested fence and gates are a common security measure used by schools to provide a safe and secure environment for students to learn. The eight-foot fence will buffer the school use from adjacent residential uses, while the pedestrian and vehicle gates will regulate access to the property.

- 2. Explain why the project's location, size, height, operations and other significant features (provide specifics) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.**

The Project's location, size, height, operations and other features will complement the existing residential neighborhood. The eight-foot fence and gates in the front-yard setback are necessary to enhance school safety and prevent unauthorized access to the campus. The wrought-iron design will be aesthetically pleasing and allow some visibility of the campus while buffering the use from adjacent neighbors.

- 3. Explain why the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

See Finding 3, above, for the Conditional Use Permit.

