

Los Angeles Unified School District

Office of Environmental Health and Safety

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June 20, 2025

Michelle Carter
Los Angeles Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

PROJECT LOCATION: 550 South Shatto Place; and 3119 West 6th Street
CASE NUMBER: CPC-2024-4111-DB-PR-VHCA-1A

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LA Unified or District) regarding CPC-2024-4111-DB-PR-VHCA-1A and ENV-2024-4112-HES. The Project site is across the street from Young Oak Kim Academy with 718 students. The Project would construct a new eight-story, multi-family affordable housing project consisting of 318 residential dwelling units.

The District requests that our school students be recognized as sensitive receptors and that the Project specifically address potential impacts. Specific areas of concern where the Project's construction and operation would have a significant effect on District's schools include Air Quality, Noise, and Transportation/Traffic (including pedestrian safety).

The District is concerned about the potential negative impacts of the project on our students, their parents/guardians, and staff. Based on the location of the proposed development, it is our opinion that environmental impacts on the surrounding area will likely occur. Since the project may impact LA Unified schools, recommended measures designed to help reduce or eliminate potential impacts are included in this response.

Work with LA Unified

Project applicant should coordinate any construction activities with LA Unified to ensure safety of students and their families and minimize disruptions to school activities and access to campus. Effective strategies for avoiding significant impacts on school operations include:

- Completing construction activities such as demolition and excavation when the schools are not in session (summer and winter breaks, holidays, weekends, and after hours).
- Including school and District representatives to review construction management plans, construction outreach plans, and participation in weekly construction meetings.
- Obtaining prior authorization from the District for any easements and project activities on or surrounding District properties.
- Working with the District in identifying appropriate construction mitigation programs.

Air Quality

District students and school staff should be considered sensitive receptors to air pollution impacts. To ensure that effective measures are applied to further reduce construction air pollutant impacts, we ask that the City incorporate into the project's conditions the following language:

- Implement all applicable provisions of Rule 403 for fugitive dust control during construction of the Project.
- Utilize low emission “clean diesel” equipment with new or modified engines manufactured to meet Tier 4 specifications or retrofitted to comply with CARB’s verified diesel emission control strategy (VDECS).
- Construction vehicles shall not idle in excess of five minutes.
- Ensure that construction equipment is properly tuned and maintained in accordance with manufacturer’s specifications.
- Water/mist soil as it is being excavated and loaded onto the transportation trucks.
- Water/mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
- Minimize soil drop height into transportation trucks or stockpiles during dumping.
- Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
- Place stockpiled soil on polyethylene sheeting and cover with similar material.
- Place stockpiled soil in areas shielded from prevailing winds.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers).
- Install wheel washers (or steel shaker plates) where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).
- Excavation and transportation of soil known to contain hazardous substances should be limited to periods when school is not in session.

Noise

Noise created by construction activities may affect the schools in proximity to the development. These construction activities include grading, earth moving, hauling, and use of heavy equipment.

LA Unified established maximum allowable noise levels to protect students and staff from noise impacts generated in terms of Leq. These standards were established based on regulations set forth by the California Department of Transportation. LA Unified’s exterior noise standard is 67 dBA Leq and the interior noise standard is 45 dBA Leq. A noise level increase of 3 dBA or more over ambient noise levels is considered significant for existing schools and would require mitigation to achieve levels within 2 dBA of pre-project ambient level. To ensure that effective measures are employed to reduce construction related noise impacts on the campus, we ask that the City incorporate into the project’s conditions the following language:

- Provisions shall be made to allow the school and or designated representative(s) to notify the project applicant when noise impacts to the schools exceed the District’s noise standards.
- All pile driving equipment shall be equipped with noise control devices and/or shall implement noise buffers with minimum quieting factor of 10dBA, to the extent feasible. If possible, drilled piles are preferred to driven piles.
- Demolition activities shall be scheduled for when school is not in session.

Traffic/Transportation

LA Unified’s Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective measures are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1,000 or more daily vehicle trips, we ask that the City incorporate into the project’s conditions the following language:

- School buses must have unrestricted access to schools.
- During the demolition and construction phases, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Parents/guardians dropping off their children must have access to the passenger loading areas.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the City incorporate into the project's conditions the following language:

- Contractors must maintain ongoing communication with LA Unified school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by any school, except when school is not in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed and should be incorporated as conditions of project approval to ensure the welfare of the students attending schools, their teachers and staff, as well as to inform parents/guardians of these students.

Thank you for your attention to this matter. If you need additional information, please contact me at (213) 241-3432 or at ceqa-comments@lausd.net.

Sincerely,

Zulema Renteria
Environmental Planning Specialist
Los Angeles Unified School District (LA Unified)
Office of Environmental Health and Safety (OEHS)
333 S Beaudry Ave., 21st Floor, Los Angeles, CA 90017

PETTY F. SANTOS
INTERIM CITY CLERK

VACANT
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

May 30, 2025

CPC-2024-4111-DB-PR-VHCA-1A
ENV-2024-4112-HES
Council District 10

NOTICE TO OWNER(S), APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES WITHIN A 300-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 24, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Housing Element Checklist, and all its appendices, the Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of the California Environmental Quality Act (CEQA), Mitigation Monitoring Program, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER), Lozeau Drury LLP (Representative: Kyla Staley, Lozeau Drury LLP), from the determination of the LACPC in approving a Project Review, pursuant to Los Angeles Municipal Code Section 16.05 and Section 13B.2.4. of Chapter 1A, for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; for the demolition of the existing uses, and re-purposing of the existing church building for the construction, use and maintenance of a new ~~eight-story, 262,638 square-foot mixed-use building with 318 dwelling units, including 35 dwelling units set aside for Very Low Income households and 21,482 square feet of commercial space, with a maximum building height of 96 feet over two subterranean levels of parking, the Project includes 234 vehicle parking spaces and a total of 171 bicycle parking spaces (155 long-term spaces and 16 short-term spaces) and 24,431 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies; for the properties located at 550 South Shatto Place; and 3119 West 6th Street, subject to Conditions of Approval.~~

Applicant: Devin Spence, TF Shatto GP, LLC
Representative: Tim Moran, Irvine and Associates
Case No. CPC-2024-4111-DB-PR-VHCA-1A
Environmental No. ENV-2024-4112-HES

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

AN EQUAL OPPORTUNITY EMPLOYER

Young Oak Kim Acad. (E)

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **25-0473** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Michelle Carter

(213) 978-1262

michelle.carter@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.