

Planning and Land Use Management Committee
Los Angeles City Council City of Los Angeles
200 N. Spring Street, Room 340
Los Angeles, California 90012

March 1, 2021

Re: Appeal - Equitas CPC-2020-4095-ZV-CU-SPR

Honorable Committee Members,

The City Planning Commission (CPC) acknowledges that the residents and businesses within a 500-foot radius of Equitas' proposed expansion have a particularly pressing interest in voicing their questions and concerns about the project. The city's own hearing notices make this quite explicit:

November 19, 2020 - Hearing

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning.

January 22, 2021 - Appeal

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

Unfortunately, we have been ignored.

Equitas' representative (Jack Rubens) and the CPC consistently speak as if only a few members of the impacted group oppose the expansion (see, for example, the highlighted portions of the CPC case report, attached to this letter). This is both false and insulting. 158 residents, homeowners and business owners in the impacted area have signed petitions urging the city not to approve Equitas' plan. (These petitions are attached.) This point needs emphasizing because most of those who signed the petition have been unable to attend the community meetings and CPC's hearings. In those settings I have always pointed out how widespread the opposition is to the expansion:



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CPC-2020-4095.mp3

Go to 25:30

Not acknowledging the signed petitions is comparable to not counting absentee ballots; and only counting the votes from the people who showed up at the polls. Equitas and the CPC must stop pretending that *we* do not exist.

Sadly, this sort of neglect is nothing new. We were informed officially of their plans in October 2020. This notification was limited to a single community forum (held on October 8th) which was inadequately publicized. Equitas distributed 300 flyers at Pico-Union Project, which is well outside the 500-foot radius. As a result, almost none of us were aware of the forum. I learned of it only fortuitously—a friend, who just happened to know someone at City Council, found out about it and texted me. Immediately after the forum I began gathering signatures for the attached petitions. I spoke to approximately 180 people. Almost none had heard of the proposed expansion, much less the forum. In addition, a group of us also contacted our City Council about the lack of outreach by Equitas, and only then, was a meeting set up

sponsored by City Council to engage with the residents and business owners living nearest the project site.

I'd like to point out that we've recently had a very different experience with Paramount Pictures, which will be filming soon at a house on Constance Street. In preparation for this, Paramount reps have gone door to door, telling the residents what the filming involves, what hours they'll be working, how parking will be affected, and so on. All of this for a project that they estimate will take only three days! Equitas' expansion will permanently alter our neighborhood, and they have done their best to keep it secret from those that will be most impacted.

I ask on behalf of myself and 157 co-signers that you not approve Equitas' proposed expansion.

Respectfully,

Aurora Corona

Concerns from the Community

At the public hearing, several members of the community expressed concerns primarily regarding the location and operation of the proposed project. **Several residents** expressed that there are already so many schools in the neighborhood and that adding another will contribute to the traffic

Case No. CPC-2020-4095-ZV-CU-SPR

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in the area. As a result of the increased traffic, air quality will be negatively affected. Furthermore, with the daytime operation of the school, it would generate too much noise for nearby residents. **Several residents** noted the presence of gangs, crime and violence within the neighborhood and that mixing schools with gangs cannot be done noting several businesses stand in opposition to the project. **One commenter** noted the site posting for the notice of public hearing was not conspicuous and that not enough outreach was conducted for those that do not speak English. **Another resident** mentioned that the school does not have a program for disabled students.

A representative from Council District 1 noted that additional outreach will be conducted due to neighborhood concerns and that a list of recommended conditions will be provided to Planning staff.

CONCLUSION

Based on evaluation of the project and information submitted, input from the public, and the proposed project's compliance with the Westlake Community Plan, the Department of City Planning recommends the City Planning Commission approve the requested entitlements to

OPPOSING PETITIONS

CPC-2020-4095-ZV-CU-SPR

Petition for 1600-1602-1604 Pico Blvd

Attention: Councilman Gil Cedillo

Petition Against Equitas' Proposed Traffic Plan

Equitas Academy Charter Schools - CPC-2020-4095-ZV-CU-SPR

October 23, 2020

We, the undersigned Pico-Union Residents residing at the Doria Apartments at 1604 W. Pico Blvd, business owners at La Clinica at 1600 Pico Blvd, and Imperial Liquor Store at 1602 W. Pico Blvd oppose Equitas' traffic plan because it will interfere and disrupt our accessibility to enter and exit our parking lot via the alley, as well, as affect our businesses.

	PRINTED NAME	ADDRESS	SIGNATURE
1	Aberto Ocampo	1604 W. Pico Blvd LA 90015	Aberto Ocampo
2	Jose T. Mendez	1604 W. Pico Blvd LA 90015	Jose T. Mendez
3	Roque Mendez	1604 W Pico Blvd # 20	Roque P. Mendez M.
4	Joan Aguinaga	1604 W. Pico Blvd # 10	FA
5	Flores, Brenda	1604 W Pico Blvd # 4	Brenda Flores
6	Dulce Vezquez	1604 W Pico LA 90015	Dulce Flores
7	Maribel Lopez H	1604 W Pico Blvd LA 90015	Maribel Lopez
8	Uriel Hernandez	1604 W Pico Blvd	Uriel Hernandez
9	Joann Lee	1602 W. Pico Blvd	Joann Lee
10	Reyna Lopez	1604 W Pico Blvd	Reyna Lopez
11	Blanca Mendoza	1604 W Pico Bl. #24	Blanca Mendoza
12	CHRISTINE LOPEZ	1600 W. Pico Blvd	Christine Lopez
13	Junile A. Zuv	1600 W. Pico Blvd	Junile A. Zuv
14			

Equitas Academy Charter Schools - CPC-2020-4095-ZV-CU-SPR

Petition Against Equitas' Proposed Traffic Plan

Attention: Councilman Gil Cedillo

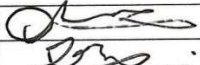




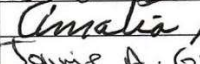

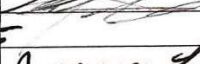
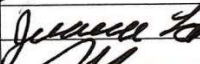



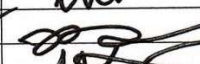

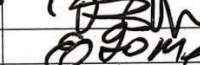
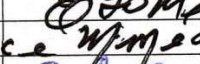

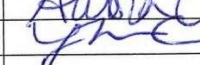
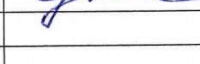
October 23, 2020

We, the undersigned Pico-Union Residents residing on Constance Street, do not want any parents' or staff vehicles associated with Equitas Academy Charter Schools at 1610-1612 W. Pico Blvd and from 1700 W. Pico Blvd, driving or parking down our street. We will not endorse the Equitas proposed conversion plan without a Conditional Use Permit stipulating this condition.

	PRINTED NAME	ADDRESS	SIGNATURE
1	LOUIS JANCOS	1318 CONSTANCE ST #2	Vikky
2	MAHMOUD	1318 1/2 Constance St	MAHMOUD
3	Ovidio Gonzalez	1318 Constance St.	Ovidio Gonzalez
4	Tania Campos	1318 1/2 CONSTANCE ST	Tania Campos
5	Mayra Campos	1318 Constance St	Mayra Campos
6	Cristobal Montano	1337 CONSTANCE #2	Cristobal Montano
7	Marisol Canche	1331 Constance St #2	Marisol Canche
8	JACKIE GARCIA	1337 CONSTANCE #4	JACKIE GARCIA
9	Jackie	1337 Constance St. #4	Jackie
10	Pedro Sanchez	1337 S. Constance #8	Pedro Sanchez
11	Mariela Campos	1337 Constance	Mariela Campos
12	Marcel Martinez	1341 Constance	Marcel Martinez
13	Hector Ivan Cervantes	1341 Constance St	Hector Ivan Cervantes
14	Maria Diaz	1341 Constance St	Maria Diaz
15	Restarri Cervantes	1341 Constance St	Restarri Cervantes
16	Hector Cervantes	1341 Constance St	Hector Cervantes
17	Diana Friedman	1349 Constance St, LA 90015	Diana Friedman
18	Guy Friedman	1349 Constance St, LA 90015	Guy Friedman
19	Andros Rebellon	1701 West 14th St 90015	Andros Rebellon
20	Alejandra Perez	1701 West 14th 90015	Alejandra Perez
21	Aliana Turkel	1705 W 14 90015	Aliana Turkel
22	STEVIE REIMAN	1705 W 14th St 90015	STEVIE REIMAN
23	Jonathan Muench	1705 W 14 90015	Jonathan Muench
24	MATIA PERRONI	1357 CONSTANCE ST 90015	MATIA PERRONI
25	MANUEL TOROPOV	1357 CONSTANCE ST 90015	MANUEL TOROPOV
26	Graham Mahr	1405 Constance St.	Graham Mahr
27	SIRIO WADA	1409 Constance St	SIRIO WADA
28	Alvin Viera	1421 Constance St	Alvin Viera
29	Maria Viera	1421 Constance St	Maria Viera
30	Luis Viera	1421 Constance St	Luis Viera
31	Daniel Benitez	1437 Constance St.	Daniel Benitez
32	Juventina Benitez	1437 1/2 Constance St.	Juventina Benitez

Equitas Academy Charter Schools - CPC-2020-4095-ZV-CU-SPR

Petition Against Equitas' Proposed Traffic Plan

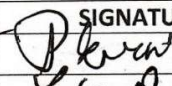
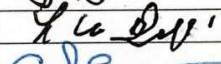


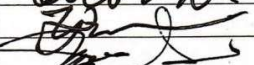
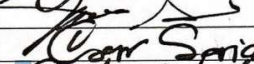


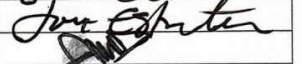

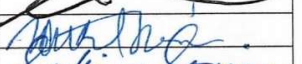
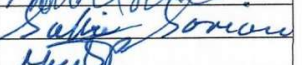
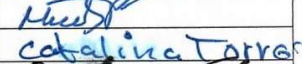

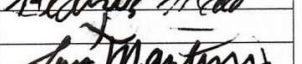


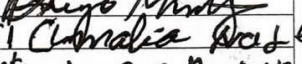
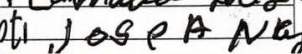
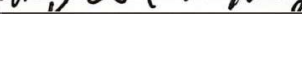



1	Alfredo Martinez	1436 1/2 Constance St	
2	Irma de la rosa	1436 1/2 Constance St.	
3	AURORA CORONA	1354 Constance St.	
4	YASMIN MERO CORONA	1354 Constance St	
5	CARLOS CHAPOLLA	1322 Constance St.	
6	Saira Carrillo	1322 Constance St.	
7	Amalia Najera	1316 CONSTANCE ST. LA	Amalia Najera
8	Jaimie A. Garcia	1438 Constance St	Jaimie A. Garcia
9	MARIO AZELAYA	1424 CONSTANCE	
10	Guillermo Barcenay	1424 CONSTANCE	
11	JOSE M. A. MEDINA	1336 CONSTANCE 9005	
12	Juana Lara	1334 Constance 9005	Juana Lara
13	Jose Ake	1334 S Constance St	
14	Maria Garcia	1337 S Constance St #7	
15	Yasmin Ake	1334 S. Constance	
16	Guillermo Garcia	1337 S. Constance	
17	Oscar Garcia	1337 S Constance St	
18	Jose Garcia	1337 S. Constance St	
19	Maria de la Cruz Garcia	1336 1/2 Constance St	
20	Cenesto Gomez	1346 Constance	Cenesto Gomez
21	Maria Nolasco Medina	1340 Constance	Maria Nolasco Medina
23	AURORA CORONA	1354 CONSTANCE ST	
24	AURORA CORONA	1354 Constance St.	
25	YASMIN MERO CORONA	1354 Constance St	
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Petition Against Equitas Academy Charter Schools - CPC-2020-4095-ZV-CU-SPR

October 13, 2020

We the undersigned Pico-Union Residents oppose the 1000 student expansion of Equitas Academy Charter Schools at 1610-1612 W. Pico Blvd for the following reasons:

- 1) Aggravating traffic congestion in an already highly impacted area.
- 2) Four charters schools already established within a .2 mile and one LAUSD elementary school.
- 3) Parents parking around neighboring streets to avoid drop-off/pick-up lines continue to happen as a result of Equitas at 1700 W. Pico Blvd. They are not 100% complainant with Conditional Use Permit with 450 students and 52 staff. Adding 1000 student enrollment will only make parking in our neighborhood worse.
- 4) Residents not given enough advance notice to participate in a community forum sponsored by Equitas on 10/08/2020
- 5) Harmful pollution and toxic fumes emitted from vehicles traveling in and out of alley and around the parking lot perimeter pose a health hazard to the nearby residents

PRINTED NAME	ADDRESS	SIGNATURE
1. Patricia EVANS	1339 So. UNION AVE	
2. Luis A Gonzalez	1619 West 1st St.	
3. Aurora S. Gonzalez	1354 Constance St	
4. Aurora Corona	1354 Constance St	
5. Yasmir Mena	1354 Constance St	
6. Juleita Soriano	1350 CONSTANCE ST	
7. Cesar Soriano	1350 Constance St	
8. Frank Estrada	1443 S. Constance St	
9. Sara Estrada	1443 S. Constance St	
10. Joe Estrada	1443 S. Constance St	
11. MARIA FERRON	1357 CONSTANCE ST	
12. MANUEL TORRES	1357 CONSTANCE ST	
13. Michael RIVERA	1343 S Westlake Ave	
14. SALBIA SORIANO	1350 CONSTANCE ST	
15. Mario Tolalpa	1328 Constance St	
16. Catalina Torres	1151 W Venice	
17. Beatriz Mata	1405 S Constance	
18. Maria Lopez	1331 S Constance #1	
19. CARLOS MONTEFERRA	1329 CONSTANCE #2	
20. Bridget Torres	1331 Constance St Apt 4	
21. Diego Mundy	1331 S Constance St Apt 4	
22. Claudia Nolasco	1318 S Constance St Apt 1	
23. Jose A Nolasco	1318 S Constance St Apt 1	

PRINTED NAME	ADDRESS	SIGNATURE
69. Saira Carrillo	1322 Constance st. LA CA 90045	Saira Carrillo
70. Estela Martinez	1322 Constance st. LA CA 90045	Estela Martinez
71. Rafael Carrillo	1326 3/4 Constance St.	Rafael Carrillo
72. Carle Carrillo	1322 Constance st.	Carle Carrillo
73. Israel Jolalpa	1328 Constance st	Israel Jolalpa
74. JOSE-MEDINA	1331 CONSTANCE	Jose Medina
75. Marcel Martinez	1341 Constance st.	Marcel Martinez
76. Yajaira Benantes	1341 Constance st.	Yajaira Benantes
77. Maria Diaz	1341 Constance st.	Maria Diaz
78. Ivan Cervantes	1341 Constance st	Ivan Cervantes
79. Yan Diaz	1341 Constance st	Yan Diaz
80. Lucas Clayton	1345 Constance St Apt 5	Lucas Clayton
81. Estela Tobar	1438 Constance st	Estela Tobar
82. Alvin Viera	1481 Constance st	Alvin Viera
83. ALFONSO RENDERO	1401 S BURLINGTON #22	Alfonso Rendo
84. Humberto Rangel	1346 S. Burlington Ave	Humberto Rangel
85. LUPE Rangel	1346 S. Burlington Ave	Lupe Rangel
86. Kelley Manzo	1346 S. Burlington Ave	Kelley Manzo
87. Christopher Rangel	1346 S. Burlington Ave	Christopher Rangel
88. Wiktoria Rangel	1346 S Burlington Ave	Wiktoria Rangel
89. Gloria Terry	1400 S Burlington Ave	Gloria Terry
90. Margaret J. Jara	1317 S. Westlake Ave	Margaret J. Jara
91. Anthony Vasquez	1317 S. Westlake ave.	Anthony Vasquez
92. MICHAEL RIEGER	1317 S. WESTLAKE AVE	Michael Rieger
93. JAUER DELREAL	1317 S. Westlake Ave	Jauer DelReal
94. JOAN RIEGER	1317 S Westlake Ave	Joan Rieger
95. ARMANDO MORALES	1617 W 14TH ST.	Armando Morales
96. ANA MORALES	1617 W 14TH ST.	Ana Morales
97. REYNALDO	1620 W 14TH Street	Reynaldo
98. Daniel Johnson	1406 S. Union Ave	Daniel Johnson
99. Vera Vega	1424 S Union LA	Vera Vega
100. Syracusa	1424 S Union LA	Syracusa
101. Jairo Valera	1424 S Union LA	Jairo Valera
102. ISABEL VEGA	1415 S. UNION AVE. LA 90015	Isabel Vega
103. AND NIELO	14118 BURLINGTON VIA #2000	And Nielo
104. NANCY E. VEGA ESTRADA	1415 S. UNION AVE. LA 90015	Nancy E. Vega Estrada
105. CARLOS A. ESTRADA	1415 S Union Ave -	Carlos A. Estrada
106. Alex Melgar	1456 112 Constance St LA CA	Alex Melgar
107. OSCAR VILLERAN	1325 S. Constance st Apt X	Oscar Villeran
108. PATTI AVILA PUECO	1325 S Constance St Apt 7	Patti Avila Pueco
109. ANGEL MORALES	1337 Constance Apt 3	Angel Morales
110. JOSE BELIZ	1337 Constance Apt 3	Jose Beliz
111. Carlos Dominguez	1337 Constance St #6.	Carlos Dominguez
112. Juana E. Alas	1337 Constance St #6. LA.	Juana E. Alas
113. Alex	1359 S. Union Ave	Alex

EQUITAS - CPC-2020-4095-2V-CU-SPR

PRINTED NAME	ADDRESS	SIGNATURE
24. Raul Morales S	1349 S. Union Apt D	Raul Morales S.
25. Nicholas Alcedo	1350 S. Union	Nicholas S.
26. Lina M. Castillo	1344 So. Union ave	Lina M. Castillo
27. Jose O. Rivera	1437 S. Union Ave	José O. Rivera
28. James Markidis	1353 S. Union Ave.	James Markidis
29. Lisa Markidis	1355 S. Union Ave.	Lisa Markidis
30. Jenisse Melo	1355 S. Union Ave.	Jenisse Melo
31. Cesar Mateliano	1400 S. Burlington Ave.	Cesar Mateliano
32. Raul Torres	1406 Toberman St	Raul Torres
33. Lina Torres	1440 S. Burlington Ave.	Lina Torres
34. John Chen	1316 S. Union Ave	John Chen
35. Gilbert Castillo	1350 SO UNION AVE	Gilbert Castillo
36. MARIA Ferrel	1350 SO UNION AVE	Maria Ferrel
37. Abraham Nivir	1330 S Union ave	Abraham Nivir
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EQUITAS — CPC-2020-4095-ZV-CU-SPR

PRINTED NAME	ADDRESS	SIGNATURE
24. EDWIN PALENCIA	1447 1/2 Constance St	<i>[Signature]</i>
25. Fernando Torres	1436 Constance St	<i>[Signature]</i>
26. JOSE Palencia	1447 1/2 Constance St	<i>[Signature]</i>
27. Myller Bonilla	1430 Constance St	<i>[Signature]</i>
28. ANTHIO Cobian	1430 Constance St	<i>[Signature]</i>
29. Maria Zelaya	1414 Constance St #106	<i>[Signature]</i>
30. RAYMOND Scott	1314 So. BONNIE AVE	<i>[Signature]</i>
31. Edu Rodriguez	1433 S. Union Ave - W.A. CO.	<i>[Signature]</i>
32. Natalia Rodriguez	1433 S. Union Ave	<i>[Signature]</i>
33. Jesus Rodriguez	1433 S. Union Ave	<i>[Signature]</i>
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