

Communication from Public

Name: Aurora Corona

Date Submitted: 03/01/2021 01:13 PM

Council File No: 21-0015

Comments for Public Posting: 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 by referencing that I was representing over 100 residents. 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 Appellant and Constance Street Resident

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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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

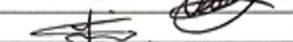
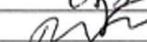
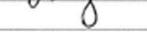
Attention: Councilman Gil Cedillo

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 | Alberto Ocampo | 1604 W. Pico Blvd LA 90015 |  |
| 2 | José T. Mendoza | 1604 W. Pico Blvd LA 90015 |  |
| 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 |  |
| 6 | Dulce Vezquez | 1604 W. Pico Blvd LA 90015 | Dulce Flores |
| 7 | Maribel Lopez H | 1604 W. Pico Blvd LA 90015 |  |
| 8 | Uriel Hernandez | 1604 W. Pico Blvd |  |
| 9 | Joann hee | 1602 W. Pico Blvd |  |
| 10 | Reyna Lopez | 1604 W. Pico Blvd |  |
| 11 | Blanca Mendoza | 1604 W. Pico Blvd # 24 |  |
| 12 | CHRISTINE LOPEZ | 1600 W. Pico Blvd |  |
| 13 | Juanita A. Zuv | 1600 W. Pico Blvd |  |
| 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 | WOLFF JANCHEZ | 1318 CONSTANCE ST #2 | WOLFF |
| 2 | XXXXXXXX | 1318 1/2 Constance St | XXXXXXXX |
| 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 | Cristo S. Montano | 1337 CONSTANCE #2 | Cristo S. Montano |
| 7 | Marisol Candie | 1331 Constance St #2 | Marisol Candie |
| 8 | JACKIE GARCIA | 1337 Constance St #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 | Marcos Martinez | 1341 Constance | Marcos Martinez |
| 13 | Hector Ivan Cervantes | 1341 Constance St | Hector Ivan Cervantes |
| 14 | Maria Diaz | 1341 Constance St | Maria Diaz |
| 15 | Restyari Cervantes | 1341 Constance St | Restyari 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 | MUNDOS REBELLAN | 1701 West 14th St 90015 | MUNDOS REBELLAN |
| 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 PERONI | 1357 CONSTANCE ST 90015 | MATIA PERONI |
| 25 | MANUEL TORERO | 1357 CONSTANCE ST 90015 | MANUEL TORERO |
| 26 | Gianni Mait | 1705 Constance St. | Gianni Mait |
| 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

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|----|------------------------|------------------------|------------------|
| 1 | Alfredo Sanchez | 1436 1/2 Constance St | [Signature] |
| 2 | Irma de la rosa | 1436 1/2 Constance St. | [Signature] |
| 3 | AURORA CORONA | 1354 Constance St. | [Signature] |
| 4 | YASMIN MERO CORONA | 1354 Constance St | [Signature] |
| 5 | CARLOS CAROLLO | 1322 Constance St. | [Signature] |
| 6 | Saira Carrillo | 1322 Constance St. | [Signature] |
| 7 | Amalia Najera | 1316 CONSTANCE ST. LA | Amalia Najera |
| 8 | Jaimie A. Garcia | 1438 Constance St | Jaimie A. Garcia |
| 9 | MARIO AZELAYA | 1424 Constance | [Signature] |
| 10 | Guillermo Barcenay | 1424 Constance | [Signature] |
| 11 | JOSE M. A. MORA | 1336 CONSTANCE 9005 | [Signature] |
| 12 | Juana Lara | 1334 Constance 9005 | Juana Lara |
| 13 | Jose Ake | 1334 S Constance St | [Signature] |
| 14 | Maria Garcia | 1337 S Constance St #7 | [Signature] |
| 15 | Yasmin Ake | 1334 S Constance | [Signature] |
| 16 | Guillermo Garcia | 1337 S Constance | [Signature] |
| 17 | Oscar Garcia | 1337 S Constance St | [Signature] |
| 18 | Jose Garcia | 1337 S Constance St | [Signature] |
| 19 | Maria de la Luz Garcia | 1336 1/2 Constance St | [Signature] |
| 20 | Cenesto Gomez | 1346 Constance | [Signature] |
| 21 | Mania Nieves Medina | 1340 Constance | Mania Medina |
| 23 | [Signature] | 1354 Constance St | [Signature] |
| 24 | AURORA CORONA | 1354 Constance St. | Aurora Corona |
| 25 | YASMIN MERO CORONA | 1354 Constance St | [Signature] |
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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 | [Signature] |
| 2. Luis A Gonzalez | 1619 West 1st St. | [Signature] |
| 3. Aurora S. Gonzalez | 1354 Constance St | [Signature] |
| 4. AURORA COVIA | 1354 Constance St | [Signature] |
| 5. Yasmín Méndez | 1354 Constance St | [Signature] |
| 6. JULIETA SORIANO | 1350 CONSTANCE ST | [Signature] |
| 7. Cesar Soriano | 1350 Constance St | [Signature] |
| 8. Frank Estrada | 1443 S. Constance St | [Signature] |
| 9. Sara Estrada | 1443 S. Constance St | [Signature] |
| 10. Joe Estrada | 1443 S. Constance St | [Signature] |
| 11. MATTIA FERRONI | 1357 CONSTANCE ST | [Signature] |
| 12. MANUEL TORRES | 1357 CONSTANCE ST | [Signature] |
| 13. Michael RIVERA | 1343 S Westlake AVE | [Signature] |
| 14. SALBIA SORIANO | 1250 CONSTANCE ST | [Signature] |
| 15. Mario Tolalpa | 1328 Constance St | [Signature] |
| 16. Catalina Torres | 1151 W Venico | [Signature] |
| 17. Beatriz Mata | 1405 S Constance | [Signature] |
| 18. Maria Lopez | 1331 S Constance #1 | [Signature] |
| 19. CARLOS MONTECINO | 1339 CONSTANCE # 2 | [Signature] |
| 20. Bridget Torres | 1331 Constance St Apt 4 | [Signature] |
| 21. Diego Mundy | 1331 S Constance St Apt 4 | [Signature] |
| 22. Claudia Najera | 1318 S Constance St Apt 1 | [Signature] |
| 23. Jose A Najera | 1318 S. Constance St Apt 1 | [Signature] |

| PRINTED NAME | ADDRESS | SIGNATURE |
|----------------------------|--------------------------------|-----------------------|
| 69. Sara Carrillo | 1322 Constance st. VA CA 90015 | Sara Carrillo |
| 70. Estela Martinez | 1322 Constance st. VA CA 90015 | Estela Martinez |
| 71. Rafael Jay | 1326 3/4 Constance St | Rafael Jay |
| 72. Carole Carrillo | 1322 Constance st | Carole Carrillo |
| 73. Israel Dolalpa | 1328 Constance st | Israel Dolalpa |
| 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. Mykela Rangel | 1346 S Burlington Ave | Mykela Rangel |
| 89. Gloria Jimenez | 1400 S Burlington Ave | Gloria Jimenez |
| 90. Margaret Joaquin | 1317 S. Westlake Ave | Margaret Joaquin |
| 91. Anthony Vasquez | 1317 S. Westlake ave. | Anthony Vasquez |
| 92. MICHAEL RIEGER | 1317 S. WESTLAKE AVE | Michael Rieger |
| 93. JANTER DELREAL | 1317 S. WESTLAKE AVE | Janter 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. Syrac Cruz | 1424 S Union LA | Syrac Cruz |
| 101. Jairo Valera | 1424 S Union LA | Jairo Valera |
| 102. ISABEL VEGA | 1415 S. UNION Ave. LA 90015 | Isabel Vega |
| 103. ANA NIETO | 1411 S BURLINGTON VA #21000 | Ana Nieto |
| 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 1/2 Constance St LA CA | Alex Melgar |
| 107. OSCAR VALERIANO | 1325 S. Constance St Apt X | Oscar Valeriano |
| 108. PATTICIA VALERIANO | 1325 S Constance St Apt X | Patticia Valeriano |
| 109. ANGEL MORALES | 1337 Constance Apt 3 | Angel Morales |
| 110. JOSE GARCIA | 1357 Constance Apt 3 | Jose Garcia |
| 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 | JOSE 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 Materiano | 1400 S. Burlington Ave. | Cesar Materiano |
| 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. CINTHIA Cobarrubias | 1430 Constance St | <i>[Signature]</i> |
| 29. Maria Zelava | 1414 Constance St #106 | <i>[Signature]</i> |
| 30. RAYMOND SCOTT | 1314 So. BONNIE BRAE | Raymond Scott |
| 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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