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CPC-2020-4095-ZV-CU-SPR-1A  
ENV-2020-4096-CE  
Council District 1

January 22, 2021

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND  
INTERESTED PARTIES WITHIN A 500-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 **telephonically** on **Tuesday, February 16, 2021** at approximately **2:00 P.M.** or soon thereafter to consider the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301, Class 1, and 15332, Class 32, and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Andrew and Yasmin Corona, Constance Street Residents; Aurora Corona; Denise Heesy, Heesy Corporation; Gloria Farias, Pico Union Housing Corporation (Representative: Ada R. Cordero-Sacks, Esq., The Law Offices of Ada R. Cordero-Sacks); Michael Rivera; Nicholas Heller, Heesy Corporation, on behalf of Imperial Liquor; Yolanda Gutierrez, La 27th Restaurant; and Nery O. Larios Vasquez, from the determination of the LACPC to approve the following: 1) Categorical Exemption from CEQA; 2) Zone Variance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 B, to allow off-site parking in lieu of on-site parking as required by LAMC Section 12.21 A.4(f); 3) Conditional Use Permit, pursuant to LAMC Section 12.24 U.24, for the construction, use, and maintenance of two charter elementary schools; 4) a Conditional Use Permit, pursuant to LAMC Section 12.24 F, for the construction, use, and maintenance of two charter elementary schools with deviations in height and area requirements, as follows: a) a one-foot, 1.5-inch front yard setback; and, b) to maintain the existing side and rear yard setbacks; 5) a Conditional Use Permit, pursuant to LAMC Section 12.24 W.37, to maintain the existing public parking areas in the R Zone; 6) a Site Plan Review, pursuant to LAMC Section 16.05, for a change in use which results in a net increase of 1,000 or more average daily vehicle trips; 7) Condition No. 6 Design; 8) Condition No. 7 Parking; and, 9) Condition No. 14 Loading and Unloading; for the conversion of an existing commercial building for the operation of two charter elementary schools (Grades K-4) totaling 53,262 square feet of floor area with a combined maximum enrollment of 1,000 students, and to include 38 classrooms, a multi-purpose room, administrative office, an open play area on the second level, and the required parking to be provided in an adjacent surface parking lot, for the project site located at 1608-1636 West Pico Boulevard and 1321-1331 South Union Avenue, subject to Modified Conditions of Approval.

Applicant: Margaret Ford, Equitas Academy Charter Schools  
Representative: Jack Rubens, Esq., Sheppard, Mullin, Richter, and Hampton LLP

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at [www.lacity.org/government/follow-meetings/council-committee-meetings](http://www.lacity.org/government/follow-meetings/council-committee-meetings). The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

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 telephone-in 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 at: [LACouncilComment.com](http://LACouncilComment.com)

In addition, you may view the contents of Council file No. **21-0015** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b> Alex Truong (213) 978-3308 <a href="mailto:alexander.truong@lacity.org">alexander.truong@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Armando Bencomo (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Armando Bencomo  
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.