



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: March 10, 2022, continued from February 10, 2022

Time: After 8:30 a.m.

Place: Due to concerns over Covid-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>]

The meeting's telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: Required

Appeal Status: Appealable to City Council per LAMC 12.24 M

Expiration Date: March 24, 2022

Multiple Approval: No

Case No.: CPC-2013-1495-CU-PA1-1A

CEQA No.: ENV-2020-3420-CE

Incidental Cases: None

Related Cases: CPC-2013-1495-CU

Council No.: 7 - Rodriguez

Plan Area: Sylmar

Specific Plan: None

Certified NC: Sylmar

GPLU: Very Low I Residential
Zone: RA-1-K

Applicant: Tri-Lake Charter School Properties, LLC; Gerard Montero
Representative: David Moss & Associates, Inc.

PROJECT LOCATION: 13351-13377 N. Glenoaks Boulevard

PROPOSED PROJECT: The continued use and operation of a campus with three charter schools, originally approved under Case No. CPC-2013-1495-CU, on an approximately 7.3-acre site in the RA-1-K Zone, and modification of certain conditions, including increased enrollment; allow facility rental to third parties; allow filming for commercial purposes; increase the number of special events allowed and hours; extend school operating and delivery hours; and discontinue the annual compliance reporting requirement.

REQUESTED ACTION: The appeal of the June 17, 2021, Director of Planning's determination to conditionally approve plans for the continued use and operation of a campus with three charter schools and modification of certain conditions, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24 M.

RECOMMENDED ACTIONS:

1. Determine that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines, Article 19, Section 15301 (Class 1), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts,

- significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal in part and grant the appeal in part to modify Condition No. 38;
 3. Approve the updated Exhibit "A" to reflect the parking count and align the location of the trash enclosure with Exhibit "C" approved under conditional use permit, Case No. CPC-2013-1495-CU.
 4. Sustain the Director of Planning Determination of the Plan Approval; and
 5. Adopt the Director of Planning's modified Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake Lamb, Principal City Planner

Claudia Rodriguez for CR

Claudia Rodriguez, Senior City Planner

Sarah Hounsell

Sarah Hounsell, City Planner

Kora McNaughton

Kora McNaughton, City Planning Associate
Telephone: (818) 374-9908

TABLE OF CONTENTS

Project AnalysisPage 4

Project Summary
Background
Issues
Conclusion

Appeal Summary / Staff ResponsesPage 5

Exhibits:

Exhibit A – Site Plan

Exhibit B – Plan Approval Letter of Determination (CPC-2013-1495-CU-PA1 and exhibit)

Exhibit C – Conditional Use Letter of Determination (CPC-2013-1495-CU and exhibits)

Exhibit D – Appeal #1

Exhibit E – Appeal #2

Exhibit F - Maps

PROJECT ANALYSIS

APPELLANT DECISION BODY

Pursuant to LAMC Section 12.24 M, appeals of City Planning Commission cases are heard by the Los Angeles City Council. However, Condition 36 of the Letter of Determination for Case No. CPC-2013-1495-CU, issued on February 12, 2014, states that Plan Approvals shall be determined by the Director of Planning, or the City Planning Commission on appeal.

PROJECT SUMMARY

On June 17, 2021, the Director of Planning conditionally approved plans for the continued use and operation of a campus with three charter schools, originally approved under Case No. CPC-2013-1495-CU, on an approximately 7.3-acre site in the RA-1-K Zone, and modification of certain conditions of approval, as follows:

- i. Condition 7: increase total enrollment of the three schools from 1,250 to 1,300.
- ii. Condition 12.a: allow rental of the facilities to third parties.
- iii. Condition 12.c: allow filming for commercial purposes on the subject property.
- iv. Conditions 15.a-c: allow classroom instruction from 7:40 am to 3:45 pm daily; after-school class instruction from 3:30 pm to 6:30 pm; extend hours for PUC operations to 10:00 pm daily and for the theater from 2:00 pm to 8:00 pm daily.
- v. Conditions 15.d.i-ii: allow outdoor activities including track, intramural sports, little leagues, softball leagues, and cheer/dance competitions, and allow for third-party use of outdoor recreational facilities on weekdays from sunrise to sundown and weekends from 8:00 am to 2:00 pm.
- vi. Condition 16: allow PUC to conduct educational activities every Saturday from 8:00 am to 5:00 pm.
- vii. Condition 17: allow PUC to conduct summer school from June to August from 8:00 am to 5:00 pm.
- viii. Condition 18: allow up to six special events per month and expand hours from 9:00 am to 9:00 pm to 9:00 am to 11:00 pm.
- ix. Condition 10: require the presence of four monitors to direct student drop-off and pick-up traffic from 7:15 a.m. to 8:15 a.m. and 3:15 p.m. to 4:15 p.m. on weekdays.
- x. Condition 27: allow deliveries to the campus between 6:00 am and 6:00 pm.
- xi. Condition 36: discontinue plan approval review requirement.

Exhibit "A" of this report is the updated site plan for which approval is requested. It depicts the correct parking count and location of the trash enclosure, which were approved under the original conditional use permit (Case No. CPC-2013-1495-CU, attached as Exhibit "C"). Exhibit "B" for

this appeal report includes the Plan Approval determination (Case No. CPC-2013-1495-CU-PA1) and the approved plans.

The appeal period ended on July 2, 2021. Two separate appeals were filed by adjacent property owners on June 27 and June 29, 2021, respectively.

BACKGROUND

Subject Property

The subject property, comprised of seven parcels, is rectangular and level with an area of approximately 7.3 acres. It is located on the south side of Glenoaks Boulevard between Cobalt Street and Bledsoe Street, within the Sylmar Community Plan Area. The subject property is improved with three buildings, 186 vehicle parking spaces, two basketball courts, and a baseball field. The largest building, with a floor area of 52,464 square feet distributed over two stories, houses Partnerships to Uplift Communities (PUC) Triumph Charter Academy, a public charter middle school. The other two buildings have a floor area of 27,354 square feet each and house the PUC Triumph Charter High School and PUC Lakeview Charter High School, respectively.

A conditional use permit for a school use was first granted for a church-affiliated junior/high school on the site in 1982. In 2004, the school was granted a conditional use permit for the construction of a gymnasium and a zone variance to provide 230 parking spaces in lieu of the 287 otherwise required. The school approved under that case ceased operations in 2011. Under Case No. CPC-2013-1495-CU, PUC obtained approval for the construction of the existing buildings and began operating the three schools on the campus in 2015.

Zoning and Land Use Designation

The site is zoned RA-1-K. The Sylmar Community Plan map designates the site for Very Low I Residential uses, with corresponding zones of RE20 and RA, therefore the property's zone is consistent with the land use designation. Public middle and high schools may operate in the RA Zone with a Conditional Use Permit, which was granted to the applicant in 2014.

Surrounding Uses

The abutting properties range in area from approximately 17,500 square feet to 165,000 square feet and have the same zoning and land use designation. Lots adjoining on three sides are improved with single-family dwellings while the adjoining lot to the east is vacant.

Public Comment

The Sylmar Neighborhood Council submitted a letter to the Planning Department stating on the August 11, 2021 meeting of the Planning and Land Use Committee, members of the community expressed concerns about traffic congestion on Glenoaks Boulevard and Cobalt Street; non-compliance by PUC parents and guardians with traffic laws and school traffic rules; poor visibility at the corner of Glenoaks Boulevard and Cobalt Street; and teacher parking on Glenoaks Boulevard impeding access by horse trailers. These points are addressed in the appeal analysis below.

APPEAL ANALYSIS

Two appeals were filed in a timely manner within the appeal period ending on July 2, 2021, by two abutting property owners, Manual Martinez and Martha De La Mora.

The following is a summary of the appeal points and staff's response. The full appeal documents are provided in Exhibits "C" and "D" and summarized as follows:

APPEAL POINT 1 (Appeal 1: Items #8, #9, #10, #34; Appeal 2: 3rd item):

Traffic and parking impacts on Cobalt Street create unsafe conditions for residents and students.

Appeal Point 1-A: The conditions imposed on the applicant are insufficient to address the traffic congestion and PUC traffic monitors should be stationed along the entire block of Cobalt between Glenoaks and Herrick. At drop-off and pick-up times, Cobalt Street is blocked in both directions, as parents line up to make a right turn onto Glenoaks Boulevard to access the PUC campus and Herrick Elementary parents line up to turn right onto Herrick. The Conditions of Approval do not prevent parents and students from parking on public streets.

Staff Response:

The project is conditioned to require that all student drop-off and pick-up take place in the designated area in the campus visitor parking lot on Glenoaks Boulevard. The entrance to the visitor parking lot is located at the north end of the campus, requiring drivers to enter from the southwest-bound side of Glenoaks, which they can approach either from the northeast on Glenoaks or by making a right turn onto Glenoaks from Cobalt Street. As conditioned, the applicant is required to post a traffic and parking monitor at the corner of Glenoaks and Cobalt to prevent cars approaching the campus from violating the rules in its Traffic Management Plan, including making unsafe turns onto Glenoaks or blocking the intersection.

Project conditions also require that a monitor be stationed on Cobalt, 500 feet south of the intersection with Glenoaks, to prevent PUC drivers from dropping off or picking up students on Cobalt Street, obstructing driveways and traffic circulation, and also to prevent PUC students and caregivers from parking on Cobalt Street, among other rules contained in the Traffic Management Plan. The block of Cobalt between Glenoaks and Herrick Street is approximately 1,260 feet long and it can reasonably be assumed that vehicles lined up on the south end of the block are associated with Herrick Elementary School and other uses, rather than the PUC campus, and that PUC's responsibility for traffic control should extend to a 500-foot radius of the campus.

Condition 34 of the Plan Approval states that "all administrators, teachers, volunteers, and visitors shall be expressly prohibited from parking on public streets." One of the guidelines in the campus Traffic Management Plan advises PUC drivers to "never park or 'stop' on surrounding residential streets to pick up students." Moreover, there are no posted parking restrictions on Cobalt Street.

After the appeal was filed in July, the applicant took measures to prevent PUC parents and guardians from approaching the school via Cobalt Street. These measures include informing parents and guardians that Cobalt Street is not to be used to gain access to the school and providing two staff members to monitor Cobalt Street during drop-off and pick-up periods to actively discourage parents from using Cobalt Street. According to the Los Angeles Department of Transportation's (LADOT) review (dated January 3, 2022) of the school's access and circulation study prepared by Garland Associates and dated November 2021, these strategies "have proven to be effective," with fewer than 10 vehicles using Cobalt Street to travel to the school on the two days on which traffic around the school was observed (Wednesday, October 27 and Friday, October 29, 2021).

Appeal Point 1-B: Impaired driver visibility at the corner of Cobalt Street and Glenoaks Boulevard due to an oversize hedge and telephone pole creates a safety hazard as cars turn onto Glenoaks Boulevard.

Staff Response:

PUC's Traffic Management Plan instructs drivers to merge carefully onto Glenoaks Boulevard. As part of the case processing procedure, Planning staff contacted the Department of Transportation and were informed that while a stoplight has been approved for the intersection, funding has not yet been allocated for it. As conditioned, the project requires that PUC post a traffic monitor at the corner of Glenoaks and Cobalt who is responsible for facilitating pedestrian circulation and managing traffic flow to prevent unsafe situations. As mentioned in the staff response to Appeal Point 1-A, PUC has addressed this issue by stationing monitors at the corner of Cobalt Street and Glenoaks Boulevard to discourage parents from using Cobalt Street to reach the school.

Appeal Point 1-C: The conditions of the approval should explicitly state a procedure for addressing traffic and parking violations by PUC parents and students.

Staff Response:

Condition 11 of the determination letter requires that parking and traffic monitors report any violations of the rules and regulations to the PUC administration, along with the license plate number of the vehicle(s) involved. Those rules and regulations are contained in PUC's Traffic Management Plan, which per Condition 25, PUC must inform all students, parents, and staff about in writing each year. In addition, parents and students are required to sign an agreement to comply with the rules and regulations contained in the Traffic Management Plan, or be subject to a stated procedure for sanctioning violations, which is as follows:

First Violation: Warning 1 - Warning letter sent home by PUC administration to family notifying of violation.

Second Violation: Warning 2 - Warning letter sent home by PUC administration notifying of second violation and requiring a parent meeting with a school administrator.

Third Violation: Loss of Privilege - Warning letter sent home by PUC administration notifying of third violation and student loss of privilege.

Fourth Violation: Parent Removal from Campus - Warning letter sent home by PUC administration notifying of fourth violation. Parent temporarily not permitted on campus.

Furthermore, Condition 39 states that the applicant shall submit a report to the Department of City Planning every two years detailing compliance with the conditions of the approval.

APPEAL POINT 2 (Appeal 1: Item #7; Appeal 2: 2nd and 11th items):

Expansion of school enrollment to 1,300 is not justified by evidence that the school serves local students and will compound the traffic problems in the neighborhood.

Staff Response:

According to administrators of the three schools located on the PUC Glenoaks campus, demand for enrollment exceeds capacity. Total enrollment at the three schools located on the PUC Glenoaks campus was 1,284 in the 2019-2020 school year, 34 more than permitted under the conditional use permit. Therefore, the campus has been operating with approximately 34 students more than allowed by the conditional use permit; a net increase of 16 from the current enrollment (net increase of 50 per the prior CU approval) is not likely to create significant additional traffic or parking impacts.

Regarding the students' place of residence, the California Education Code does not permit the three charter schools on the PUC Glenoaks campus to restrict enrollment based on the student's place of residence (California Education Code Section 47605(e)(1)).

The Plan Approval is conditioned to provide two more traffic monitors than previously conditioned during student drop-off and pick-up hours for a total of four monitors. One of the additional monitors is to be stationed at the intersection of Glenoaks and Cobalt and one is to be stationed on Cobalt, 500 feet south of that intersection. The purpose of these monitors is to prevent impacts on Cobalt neighbors, including blocking driveways and other violations of the Traffic Management Plan.

In its review of the Garland Associates access and circulation study conducted in late October 2021, LADOT noted that while the consultants observed “major school-related queuing” on Glenoaks Boulevard for 20 minutes during the morning drop-off period, vehicle queuing on Glenoaks was minor during the afternoon pick-up period and “although the vehicles in the queue occupy a travel lane on Glenoaks Boulevard, overall traffic flow was not disrupted because there are two travel lanes in each direction and the traffic volumes are relatively low so that the traffic not associated with the school could readily travel past the queue with no delays.” According to LADOT’s analysis, the increase in enrollment to 1,300 students would result in a negligible change from existing conditions. Therefore, the conditions imposed on the school regarding traffic monitoring will be sufficient to manage the expected 4 percent increase in vehicles traveling to the school.

APPEAL POINT 3 (Appeal 1: Item #2; Appeal 2: 1st item):

The school site provides insufficient parking. The conditions of approval require 186 spaces, but only 162 are provided.

Staff Response:

The approved campus site plan is attached to the determination letter under Exhibit “B” of this appeal report. Although the site plan states that there are 186 vehicle parking spaces on site, as conditioned, it actually shows 182 spaces, as follows:

- Visitor parking lot (on Glenoaks): 33 spaces
- Side/rear parking lot: 149 spaces

The updated site plan, attached to this report as Exhibit “A” and recommended for approval shows the 186 parking spaces required by the Conditional Use Permit granted in 2014 and the Plan Approval that is the subject of this appeal.

As noted in LADOT’s review of the Garland and Associates access and circulation study for the PUC campus, the 186 spaces required by the Conditional Use Permit exceeds the 154 spaces that would otherwise be required under the City’s code parking requirement. Moreover, overflow parking of 40 spaces is available on the outdoor basketball courts, if needed.

APPEAL POINT 4 (Appeal 1: Item #14; Appeal 2: 4th item):

Rental of campus facilities will negatively impact the surrounding neighborhood by extending traffic and parking impacts to hours during which school is not in session.

Staff Response:

Condition 14 allows the applicant to rent out the campus facilities to third parties, subject to significant limitations aimed at reducing potential impacts on the surrounding neighborhood. Namely, indoor facilities may only be rented out between 8:00 a.m. and 9:00 p.m. on weekdays and Saturdays from 8:00 a.m. to 5:00 p.m. No facility rental leasing is allowed on Sundays. Rental of outdoor facilities may only take place between 10:00 a.m. and 6:00 p.m. on weekdays and Saturdays between 10:00 a.m. and 5:00 p.m. All parking related to third-party rentals must be

limited to the on-site parking lots. Furthermore, no third-party facility rental is allowed when educational activities are taking place, and no amplified sound or music, alcohol, barbecues, or open flames of any kind are permitted. While third parties who rent the premises may use generators or motors, these must be placed at least 150 feet from any adjoining residential uses. PUC is required to submit a copy of its rental conditions to the City Planning Department, and an agreement to abide by the conditions must be signed by all third-party lessees. Finally, a PUC staff member is required to be on-site during the entirety of any third-party rental of the premises to ensure that the conditions imposed are complied with.

Third-party rental of public-school facilities is commonplace throughout Los Angeles, where public facilities appropriate for community or group activities are scarce. This is especially true in the San Fernando Valley, where the Planning Department itself is often challenged to find appropriate venues for its outreach activities due to strong demand for the few existing venues such as library meeting rooms and recreation centers. PUC has expressed a desire to be able to rent its facilities in the same way that LAUSD campuses throughout the City are permitted to do. LADOT's review of the campus access and circulation study by Garland Associates supports Planning staff's finding that as conditioned, third-party rentals will not substantially increase traffic and parking impacts on the surrounding neighborhood.

APPEAL POINT 5 (Appeal 2: 3rd, 5th, 6th and 10th items):

Special events should be limited to 5 or fewer per month and traffic and parking monitors should be required as for student drop-off and pick-up times. All occupants of Cobalt Street should be notified of upcoming special events, not only those within 500 feet.

Staff Response:

The special events allowed on the PUC Glenoaks campus include back to school nights, school performances, school dances, admissions open houses, graduation ceremonies, and family meeting nights. Such activities are an integral part of the educational experience and serve as opportunities for community-building among students, their families, and the school. Under the Conditional Use Permit granted in 2014, such events were limited to five per month, which under the plan approval has been increased by just one for a total of six events per month. Condition 20 requires the school to secure adequate off-site or valet parking for each event, and use of the outdoor basketball courts to provide an additional 40 spaces during special events will enable the campus to accommodate parking needs on site. Special events draw only a portion of the student body and are not expected to have the traffic and parking impacts generated by student drop-off and pick-up on weekdays, a finding supported by LADOT's review of the access and circulation study.

In regard to noticing, the 500-foot radius is the largest public noticing radius prescribed by the LAMC, and as such, includes all of those most likely to be affected by activities on the subject site.

APPEAL POINT 6 (Appeal 2: 7th item):

The complaint log maintained by the school should be available for viewing upon request by any neighbor, not only the occupants of properties within 500 feet of the school (per Condition 38).

Staff Response:

The complaint log is a tool to promote communication between PUC and surrounding residents and serves as a record of issues that have arisen over the course of the campus operations. As noted above, the 500-foot radius is the largest public noticing radius prescribed by the LAMC and includes all of those most likely to be affected by activities on the subject site. However, limiting access to the complaint log to neighbors living within a certain radius would place a burden on

the campus administration to determine whether the person requesting access to the log is entitled to make the request. Therefore, staff recommends that Condition 38 of the Plan Approval be modified to read as follows:

“A complaint log shall be maintained of all complaints from nearby property owners or businesses, and a copy of the complaint log shall be made available to anyone upon request. The school administration shall be responsible for disseminating the name and phone number of the designated representative to the Council Office, all adjoining property owners, and the City Planning Department.”

APPEAL POINT 7 (Appeal 2: 8th item):

Notification of the compliance report/plan approval application, which the applicant is required by Condition 39 to submit every two years to the City Planning Department, should be sent to all owners and occupants within 500 feet of the entire block, not just within 500 feet of the subject property.

Staff Response:

Pursuant to LAMC Section 12.24 M and 12.24 D, the radius required for notification of public hearings regarding plan approvals is “within 500 feet of the exterior boundaries of the property involved” as well as interested parties. Hearing notices are also posted on the City Planning website.

APPEAL POINT 8 (Appeal 2: 9th item):

The conditions of approval do not establish how the trash pick-up times will be enforced.

Staff Response:

Like all properties located within the City of Los Angeles, the subject site is required to comply with Los Angeles Municipal Code Section 113.01 which states that trash collection within 200 feet of any residential building is permitted between 6:00 a.m. and 9:00 p.m.

STAFF RECOMMENDATION

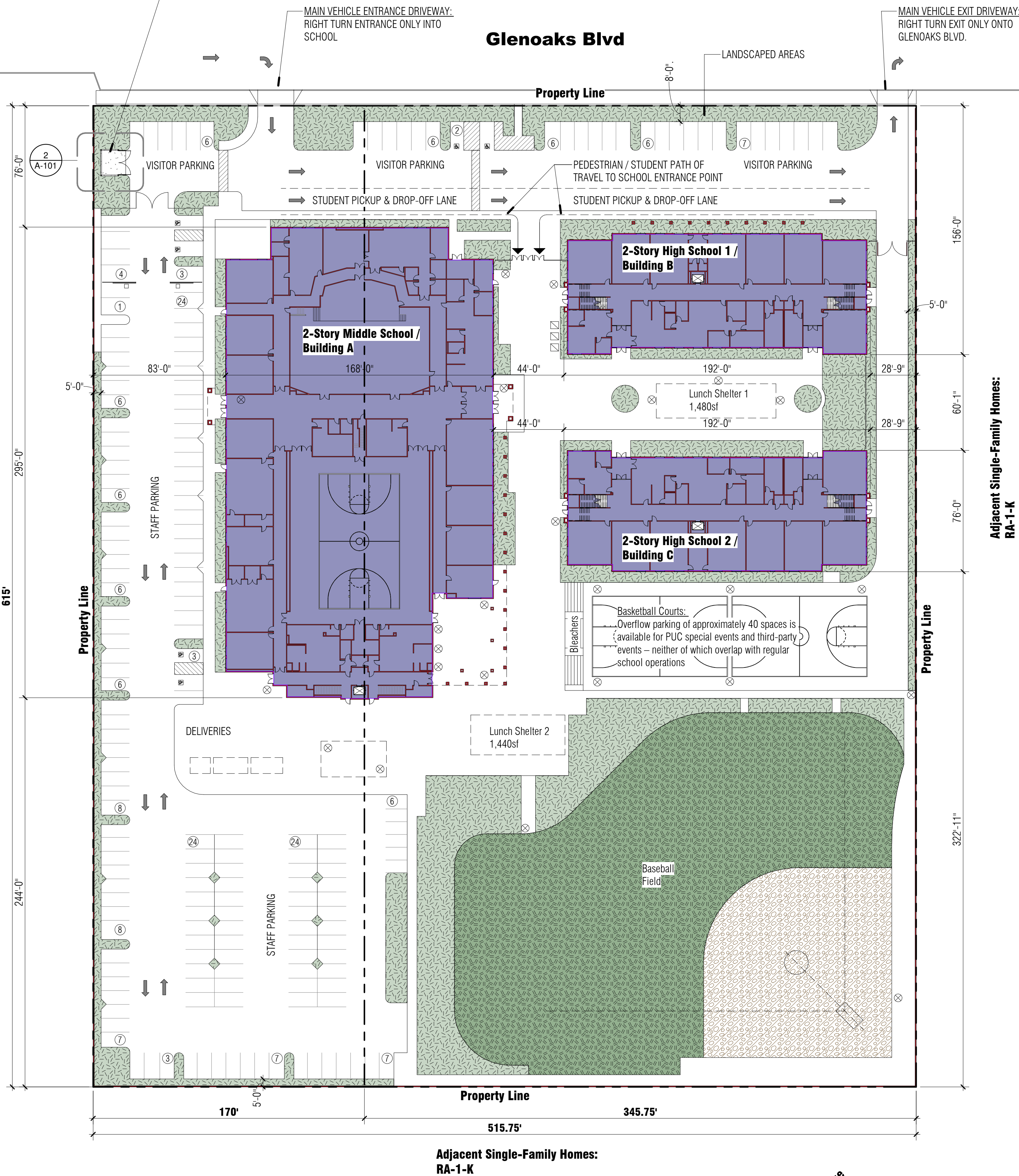
In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in conditionally approving the Plan Approval for the continued use of the public charter schools. Based on the complete plans submitted by the applicant and considering both appellant's arguments for appeal, staff finds that the project meets the required findings. Staff recommends that the Los Angeles City Planning Commission deny the appeal in part and grant the appeal in part, determine that the project is categorically exempt from CEQA as Class 1, approve an updated Exhibit “A”, and sustain the action of the Director of Planning in approving the Plan Approval, and adopt the findings.

EXHIBIT A

SITE PLAN

Case No. CPC-2013-1495-CU-PA1-1A

TRASH ENCLOSURE: A FOUR-SIDED ENCLOSURE LOCATED CONSISTENT WITH 2014 CUP COA NO. 52, WITH A ROOF, THREE ENCLOSED SIDES FACING THE COMMON PROPERTY LINE, AND A GATED FRONT LOCATED AWAY FROM THE PROPERTY LINE. THE TRASH BINS INSIDE THE ENCLOSURE WILL BE COVERED. TRASH PICKUP TAKES PLACE NO EARLIER THAN 10:00 AM NOR LATER THAN 6:00 PM, M - FRIDAY.



Project Description

Project Applicant: PUC National ("PUC"; "Applicant"; the "School") has a mission to ensure that every student graduates from high school and is prepared for college success. PUC is fulfilling this mission by operating schools that create high levels of success in accomplishing the dual agenda of supporting and graduating academically struggling students while preparing all students to college-ready standards. PUC operates 16 schools in the Northeast San Fernando Valley and Northeast Los Angeles.

Plan Approval Entitlement Requested: This application pertains to PUC's existing public charter middle school and high school located at 13351-13377 N. Glenoaks Blvd. ("Glenoaks") Los Angeles, CA 91331 and serves two purposes – (i) to demonstrate compliance with all prior CUP conditions of approval (Case No. CPC-2013-1495-CU, Condition No. 36) and (ii) clarify or request minor wording changes to 9 conditions of the prior CUP case shown in Table 1. City staff confirmed that the entitlement should be processed as a Plan Approval ("PA1") tiered under the existing CUP per LAMC S. 12.24.M.

Project Description: The Applicant proposes to continue operations substantially consistent with the conditions established under Case No. CPC-2013-1495-CU except as clarified by this PA1. Key conditions, as a subset of all conditions for the CUP and PA1, include:

- Provide 186 onsite striped parking spaces. (CoA No. 2)
- Education facilities are limited to one middle school building consisting of 52,464 sq. ft. and two high school buildings containing 27,354 sq. ft. each. Outdoor facilities are limited to three lunch areas (containing 1,600 sq. ft., 2,000 sq. ft. and 4,000 sq. ft), an outdoor basketball court, baseball field and parking areas. (CoA No. 6)
- Operate a public charter school serving grades 6-12, with a maximum of 1,250 students (350 students in Middle School and 450 students for each High School building) and 120 full-time staff. (CoA No. 7)
- The pick-up and drop-off area shall be entirely located on-site, adjacent to the property's northern frontage. The designated vehicle queuing area shall be clearly demarcated on the ground and a path of travel shall be outlined. (CoA No. 9).

Parking: 186 spaces are provided consistent with 2014 CUP CoA No. 2. The 186 spaces is greater than required parking based on code in place in 2014 or currently – which would be based on the largest auditorium assembly area

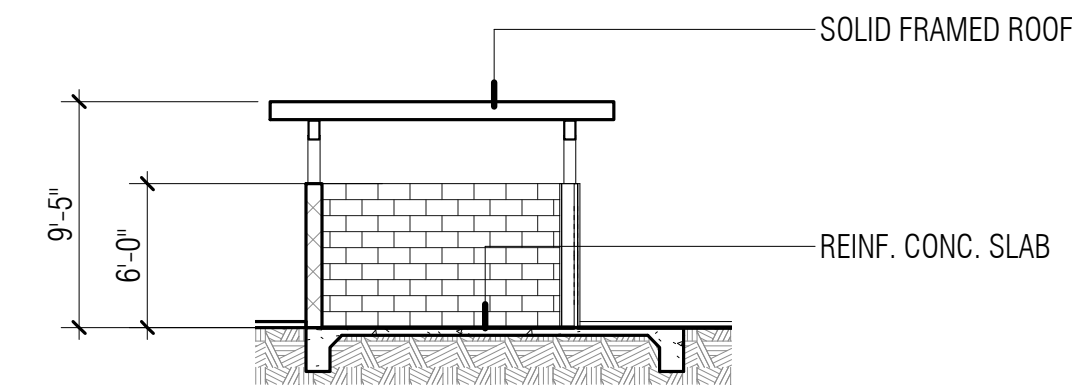
Table 1 - Building Floor Areas

Buildings	Square Footage Maximum (per CoA No.6)	Building Square Footage per Certificate of Occupancy
Middle School	52,464 sf	56,321 sf
High School 1	27,354 sf	27,354 sf
High School 2	27,354 sf	27,354 sf
Total	107,172 sf	111,029 sf

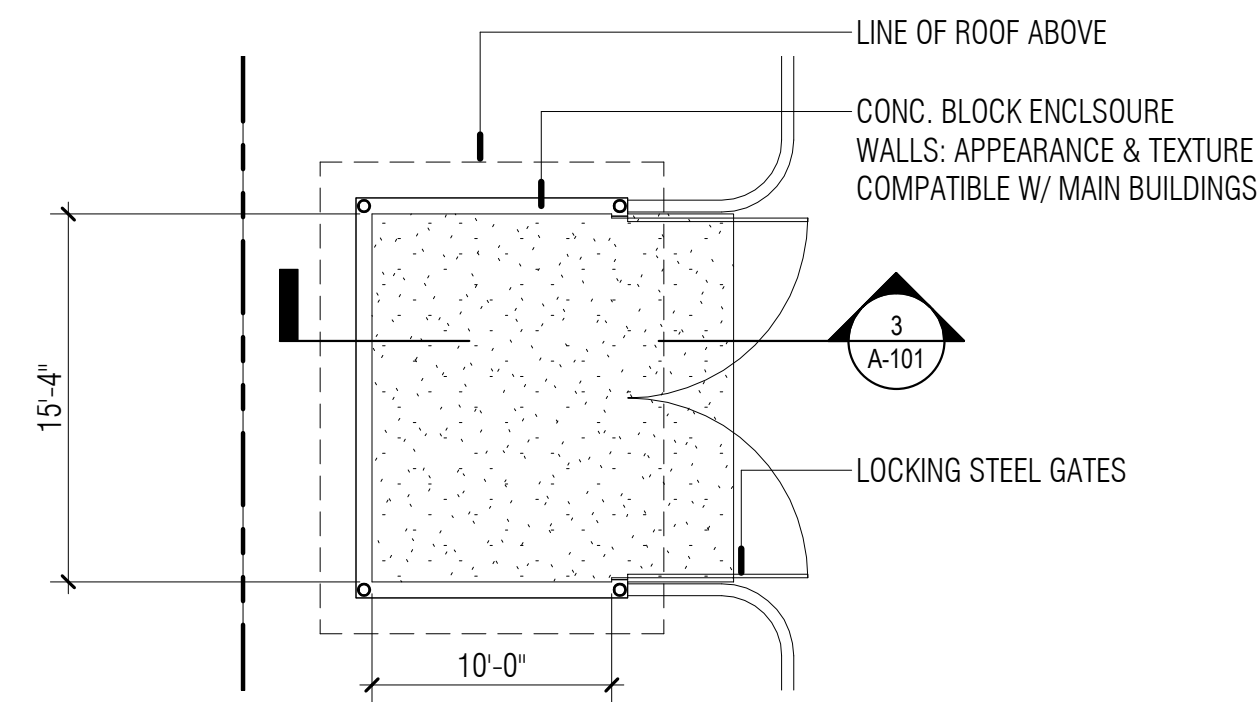
Outdoor Structures	Square Footage Maximum (per CoA No.6)	Building Square Footage per Certificate of Occupancy
Lunch Shelter 1	1,600 sf	1,480 sf
Lunch Shelter 2	2,000 sf	1,440 sf

Table 2 - Parking Summary

Use	Parking Required	Parking Provided
PUC Triumph Charter Academy and High School	186 Spaces [CPC-2013-1495-CU, COA #2]	186 Spaces [2016 C of O #133009]



3 Trash Section
1/8" = 1'-0"



2 Trash Enclosure
1/8" = 1'-0"

Legal Description

Address/Legal Information
PIN Number 225B145 449
Lot/Parcel Area (Calculated) 170,453.4 (sq ft)
Thomas Brothers Grid PAGE 481 - GRID H3
Assessor Parcel No. (APN) 2501022078
Tract LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS
Map Reference M R 53-27
Block 150
Lots FR 2 / ARB 1, FR 2 / ARB 2
Map Sheet 225B145
225B149

Jurisdictional Information
Community Plan Area Sylmar
Area Planning Commission North Valley
Neighborhood Council Sylmar
Council District CD 7 - Monica Rodriguez
Census Tract # 1065.20
LADBS District Office Van Nuys

Planning and Zoning Information
Special Notes None
Zoning RA-1-K
Zoning Information (ZI) ZI-2438 Equine Keeping in the City of Los Angeles
ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use Very Low 1 Residential
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None

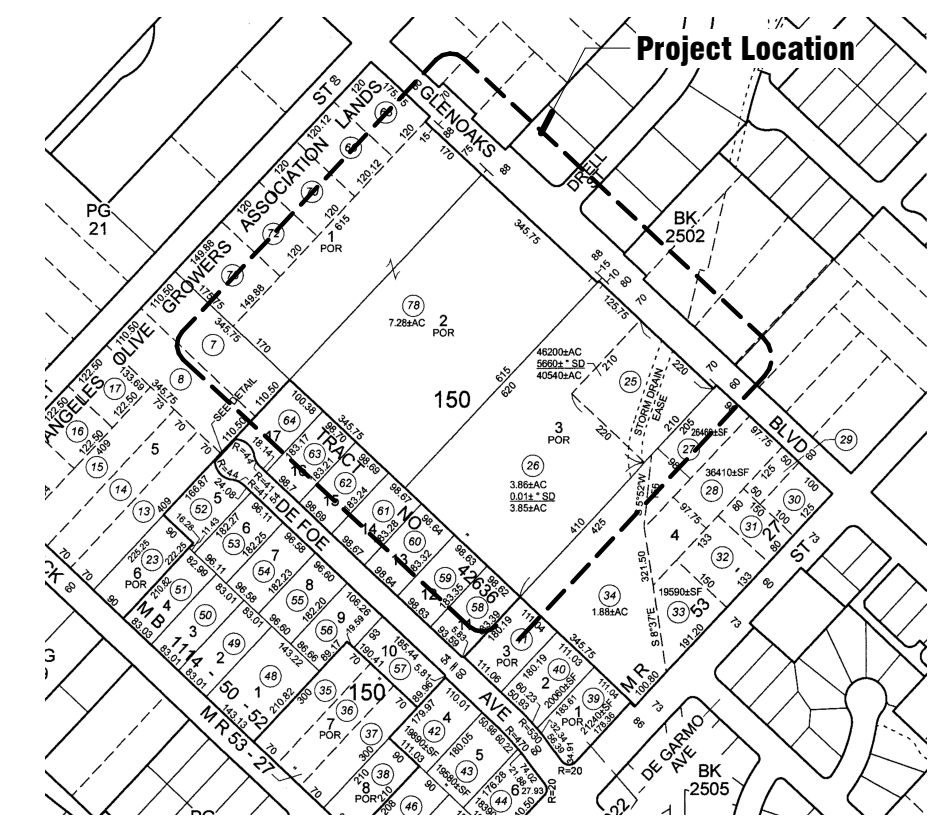
Legend

- ⊗ TRASH CAN
- ⊠ BIKE PARKING

Vicinity Map



Assessor's Map



Garai Terramorose Associates

420 South San Pedro #606
Los Angeles, CA 90013
t: 310-600-8545

Land Use / Entitlement Consultant
David Moss & Associates, Inc.
1009 Wilshire Blvd, Suite 224
Santa Monica, CA 90401

Property Owner
Tri-Lake Charter School Properties, LLC
1405 N San Fernando Road, Suite 303
Burbank, CA 91504

Applicant
PUC National
1405 N San Fernando Road, Suite 303
Burbank, CA 91504

Conditions Compliance
Conditions Clarifications
Plan Approval

PUC Triumph Charter Academy

13361 Glenoaks Blvd
Los Angeles CA

1st submission

No.	Description	Date
1	Label Parking Count	8-25-2021

Site Plan

- PUC Schools Glenoaks Campus
- Verification of 186 Parking Spaces
- Trash Enclosure Detail

As indicated

A-101

EXHIBIT B

PLAN APPROVAL

LETTER OF

DETERMINATION

Case No. CPC-2013-1495-CU-PA1-1A

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION
CONDITIONAL USE - PLAN APPROVAL**

June 17, 2021

Applicant/Owner

Gerard Montero
Tri-Lake Charter School
Properties LLC
1405 N. San Fernando Boulevard,
Suite 303
Burbank, CA 91504

Representative

Joseph Pangilinan
David Moss & Associates
1009 Wilshire Boulevard
Suite 224
Santa Monica, CA 90401

Case No. CPC-2013-1495-CU-PA1
CEQA: ENV-2020-3420-CE
Location: 13351-13377 N. Glenoaks
Boulevard

Council District: 7 - Rodriguez
Neighborhood
Council: Sylmar
Community Plan: Sylmar

Land Use
Designation: Very Low I Residential
Zone: RA-1-K
Legal Description: Lot 1 (Arb 6-10) and Fraction
of Lot 2 (Arb 1-2), Block 150,
Los Angeles Olive Growers
Association Lands Tract

Appeal Period Ends: July 2, 2021

Pursuant to CEQA Guidelines Section 15601, I hereby:

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to the Condition No. 36 of the Conditional Use Permit issued under Case No. CPC-2013-1495-CU and Los Angeles Municipal Code Section 12.24. M, on behalf of the City Planning Commission, I hereby **CONDITIONALLY APPROVE:**

A Plan Approval application for a determination of condition compliance in accordance

with Condition No. 36 of Case No. CPC-2013-1495-CU, and modification of certain conditions of the same case.

The approval is based upon the attached Findings, and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Changes were made to the conditions as shown by the strikeout and underline below.

1. **Site Plan.** Except as modified herein, the use and development of the subject property shall be in substantial conformance with the site plan labeled "Exhibit A" attached to the subject case file, and as conditioned herein. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Parking.** A minimum of 186 permanent, striped on-site parking spaces shall be provided for the project.
3. **Bicycle Parking.** ~~On-site bicycle parking shall be provided in compliance with LAMC Section 12.21 A.16.~~ A minimum of 20 on-site bicycle parking spaces shall be provided. This number shall be increased, if necessary, to accommodate all students who wish to ride bicycles to campus.
4. **Security Fences.**
 - a. The height of the proposed security fences located along the project's frontage shall not exceed eight (8) feet.
 - b. The security fences shall be attractively finished so as to avoid a fortress-like effect.
5. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
6. **Floor Area.** The educational facility will be restricted to a total floor area of 107,172 square feet (the middle school consisting of 52,464 square feet and each high school building containing 27,354 square feet). The outdoor facilities shall be limited to three new lunch areas (consisting of 1,600 square feet, 2,000 square feet, and 4,000 square feet), an outdoor basketball court, a baseball field, and parking areas limited to occupancy by school personnel, volunteers and visiting guests.
7. **Use.** The use of the subject property shall be limited to one public charter middle school building (previously approved under CPC Case No. 2001-5575-CU-ZV) and two charter high school buildings serving grades 6 through 12.
 - a. The maximum student enrollment shall be limited to ~~4,250~~ 1,300 students ~~(350 students for the middle school and 450 students for each high school).~~

- b. A maximum of 120 full-time employees (including administrators and teachers) shall be permitted at all times.
8. **Circulation.** Ingress to the project site shall be from Glenoaks Boulevard.
9. **Drop-off/Pick up Zone.** The drop-off and pick-up zone shall be entirely located on-site, adjacent to the property's northern frontage. The designated vehicle queuing areas shall be clearly demarcated on the ground and a path of travel for students shall be outlined, so as to ensure the safety of students.
10. **Traffic and Parking Monitors.**
 - a. Four traffic and parking monitors wearing orange vests (or other distinctive attire) and equipped with cameras shall be stationed at the following locations, Monday-Friday from 7:15 a.m. to 8:15 a.m. and 3:15 p.m. to 4:15 p.m. when school is in session:
 - i. Intersection of Cobalt Street and Glenoaks Boulevard: one monitor to discourage drivers from turning onto Cobalt and promote pedestrian safety.
 - ii. Cobalt Street, approximately 500 feet southwest of the intersection with Glenoaks Boulevard: one monitor to observe and discourage potential traffic violations and promote pedestrian safety.
 - iii. Entrance to on-site pick-up and drop-off lane: one monitor to direct traffic, discourage interruption of traffic flow, and promote pedestrian safety.
 - iv. Campus entrance gate: one monitor to discourage interruption of traffic flow and promote pedestrian safety.
 - b. Traffic and parking monitors shall wear orange vests (or other distinctive attire) and badges and shall be equipped with cameras and note-taking supplies. Parking and traffic monitors must attend a training session provided by PUC administrative and/or facility management staff before being assigned and every two months thereafter to review the school's pick up/drop off guidelines, student safety obligations, and the importance of strict compliance with the CUP conditions of approval.
11. **Violations of Traffic and Parking Rules and Regulations.** Monitors shall report any violations of the rules and regulations to the administration by parents or students, including any off-campus drop-offs or pick-ups that are observed, along with the relevant license plate numbers.
12. **Architectural Materials.**
 - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to avoid creating a "backside" to the site. No facade shall create a blank wall effect.

- b. Fence elevation drawings shall be submitted to the satisfaction of the City Planning Department.

13. **Entrance Gates.** Pedestrian entrance gates shall allow some visibility (translucency permitted if glass) to avoid creating a fortress-like effect.

14. **Use Restrictions:**

- a. Rental or lease of the facility (whether for monetary compensation or not), including filming for commercial purposes, is not shall be permitted on the site, subject to the following conditions: [The term "rental of facilities" is not dependent upon the payment of a fee. The use by the property owner and civic groups, for example, is not permitted.]
 - i. Rental or lease of indoor facilities is permitted Monday through Friday, 8:00 a.m. to 9:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m.
 - ii. Rental or lease of outdoor recreational and seating areas is permitted Monday through Friday 10:00 a.m. to 6:00 p.m. and Saturday 10:00 a.m. to 5:00 p.m.
 - iii. Filming for commercial purposes shall be prohibited in indoor facilities when educational activities are taking place, including classroom instruction, after-school and weekend educational activities, and summer school. Student filming and filming for school promotional purposes shall be permitted, provided that such filming is not done outdoors after dark where the use of artificial light is employed.
 - iv. Third-party activities that take place on the subject property shall not involve the use of amplified sound or music, alcohol, barbecues or open flames of any kind, or animals except for licensed service animals.
 - v. Third parties who rent or lease the property may use generators or motors, which shall not be located within 150 feet of any residential uses.
 - vi. Third parties who rent or lease the property shall limit all related vehicle parking to the on-site parking lot.
 - vii. A PUC staff member shall be present on site at all times while the facility is being utilized by third parties.
 - viii. PUC shall submit a list of the facility rental conditions contained herein to the Department of City Planning. A copy of the conditions must be signed by all third parties who rent the facilities.
 - ix. No incidental gaming activities as defined in Section 12.21 A.13 shall be permitted on the site.
- b. ~~Parking provided on site shall not be utilized for events or uses occurring at off-site locations unless the property owner files a shared parking application pursuant to the Municipal Code, and is granted such request.~~
- c. ~~Filming for commercial purposes shall be prohibited on the property. Student filming and filming for school promotional purposes shall be permitted, provided that such filming is not done outdoors after dark where the use of artificial light is employed.~~

15. **Roof Structures.** Any structures on the roof of the subject building, such as air conditioning units and other equipment, shall be fully screened from view of adjoining lots.

16. **Maximum Occupancy.** The maximum occupancy of the building at any time shall not exceed the number of persons the Fire Department establishes, and the building shall be so posted.

17. **Hours of Operation.** Hours of operation shall be as follows:

	MON	TUE	WED	THU	FRI	SAT
Classroom Instruction						
School Year	7:40 a.m.-3:45 p.m.					
Summer	8:00 a.m.-5:00 p.m.					
After-school Instruction						
School Year	3:30 p.m.-6:30 p.m.					
Admin/Teacher Prep						
School Year	6:30 p.m.-8:00 p.m.					
Summer	8:00 a.m.-5:00 p.m.					
School Use of Outdoor Facilities						
Year-round	10:00 a.m.- 5:00 p.m.					
Supplemental Educational Activities (2 days/month)						
Year-round						8:00 a.m.- 12 noon
Special Events (school year: maximum 6 events/month; summer: maximum 3 events/month)						
Year-round	9:00 a.m.-10:00 p.m.			9:00 a.m.-11:00 p.m.		
Third-party Facility Rental						
Indoors (year-round)	8:00 a.m.-8:00 p.m. (when school is not in session)					8:00 a.m.- 5:00 p.m.
Outdoors (year-round)	10:00 a.m.-6:00 p.m. (when school is not in session)					10:00 a.m. – 5:00 p.m.

For outdoor use:

- a. Active use of outdoor areas shall be limited to the lunch shelter areas, outdoor basketball courts and baseball field during school operations, special events, and third-party use.
- b. California Interscholastic Federation (CIF) league events are permitted in outdoor recreation areas and may extend beyond the hours listed above when necessary, except that they may not be scheduled in advance to begin outside the hours listed above.

- ~~a. For classroom instruction: 8:00 a.m. to 3:45 p.m., daily.~~
 - ~~b. For after school class instruction: 3:30 p.m. to 6:30 p.m.~~
 - ~~c. For administrative use and teacher preparations: 6:00 a.m. to 8:00 p.m., daily.~~
 - ~~d. For outdoor use:

 - ~~i. Active use shall be limited to the lunch shelter areas, outdoor basketball courts, and baseball fields (for breaks, lunch, etc.): 10:30 a.m. to 5:00 p.m., Monday through Friday.~~
 - ~~ii. Use for organized athletic events is not permitted at any time, except that California Interscholastic Federation (CIF) League activities may be permitted.~~~~
 - ~~e. Normal school maintenance may extend beyond the hours set forth above.~~
18. ~~The school is permitted to conduct limited educational activities beyond the hours of instruction (such as tutoring, enrichment classes, and other learning activities) occurring twice a month on Saturdays, from 8:00 a.m. to 12:00 noon, for up to 50% of the student body.~~
19. ~~A summer school program running from June to August is permitted Monday through Friday, from 8:30 a.m. to 3:30 p.m.~~
20. **Special Events.** No more than ~~five (5)~~ six (6) "Special Events" per calendar month are authorized during the regular school year (August-May), and no more than two (2) per month during the summer months (June-July), for a maximum of 64 special events per year. A maximum of three (3) special events are permitted per week and not more than one (1) per day, as long as adequate off-site or valet parking is secured for each event. Records of off-site parking arrangements shall be maintained in the front office and notices shall be sent a minimum 60 days in advance prior to the event to the appropriate Council District, property owners, and businesses with 500 feet of the school property. Special events are activities involving parents and/or other visitors where more than 48 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of "Special Events". Permitted hours of special events shall be confined between the hours of 9:00 a.m. and 9:00 p.m., Monday through Saturday indicated in Condition 17 above. By 9:00 p.m., all persons shall have vacated the property, other than administrative, janitorial, or security personnel. An instructor or school staff member shall be present all events to monitor student activities, arrivals, and departures to ensure that noise impacts on adjacent neighbors are minimized. Unless modified by the City Planning Commission, the special events authorized on the property are as follows:
- a. Back to School Nights
 - b. School Performances
 - c. School Dances
 - d. Admissions Open Houses
 - e. Graduation Ceremonies
 - f. Family Meeting Nights
21. **School and Special Event Calendar.** A copy of the calendar and a list of major events shall be submitted to the appropriate Council District and residents within 500 feet of the school property ~~at least 60 days prior to the beginning of each school year for their reference upon request.~~
22. **Calendar Modifications.** No variation to allow any "special event" that is not included on the calendar shall be scheduled without a minimum of 60-day advance notification to the

appropriate Council District and residents within 500 feet of the school property. (This requirement is not applicable to rescheduled/postponed events.)

23. **Motorized Maintenance Equipment.** Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday.
- ~~24. Unless otherwise provided in these conditions, the above hours shall be permitted during a regular school years running approximately September through June.~~
25. **Distribution of Traffic and Parking Rules.** The school shall inform parents, students, faculty, and staff in writing on an annual basis of all rules regulating school traffic and parking. ~~A copy shall be mailed to the City Planning Department at the same time.~~
- ~~26. One or more parking monitors in orange vests or other distinctive attire shall be located in the parking lot, including one at each driveway entrance during all drop-off and pick-up hours to direct traffic, preclude noise from car horns, car radios, car alarms and loud voices, ensure student safety, and to maintain smooth ingress to and egress from the parking areas. Said monitors shall report any violations to the school administration, including any off-campus drop-offs or pick-ups which are observed, and applicable license plate numbers.~~
27. **On-site Parking.** Except during special events when overflow parking has been arranged off-site, all faculty, administrators, other employees, and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations. The applicant shall install signs indicating that parking is prohibited in the on-site spaces abutting the western property line, adjoining the residences on Cobalt Street, after 8:00 p.m. Monday-Thursday.
28. **Special Event Parking.** The School administrator shall institute a program by which parking is assigned prior to the scheduled event to parents, visitors, staff, and faculty at a specific location, whether on-site or off-site. Such a program shall be designed to avoid traffic congestion and circulation problems associated with drivers arriving at the subject property or other designated off-site parking locations and being turned away due to insufficient parking capacity.
29. **Deliveries.** Deliveries to the site shall be limited to between ~~7:30 a.m.~~ 6:00 a.m. and 6:00 p.m. All loading/unloading must take place in the rear parking lot, along the curb as close to the baseball field as possible. Delivery trucks may not park along the west side of the middle school building at any time.
30. **Trees.** A minimum of 52 trees shall be maintained on the school site to provide shade. In addition to the existing 46 trees in the parking lot, an additional six 24-inch box shade trees shall be planted in the parking lot to the rear of the school. The additional trees shall be distributed throughout the rear parking lot to maximize shade on the site.
31. **Emergency Plan.** An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake, or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.

32. **Security Plan.** A security plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the school, prior to the issuance of a certificate of occupancy. In addition, the property owner shall provide the Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The applicant shall submit evidence of compliance to the City Planning Department.
33. **Secure Campus.** The property shall be internally secured when not in use.
34. **No Parking on Public Streets.** All administrators, teachers, volunteers, and visitors shall be expressly prohibited from parking on adjacent streets. All users and visitors shall be instructed by persons acting on behalf of the school to park at the on-site parking lot.
35. **Lighting Plan.** All lighting shall be directed onto the site. Floodlighting shall be designed and installed preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent properties.
- a. Exterior lighting for the buildings, parking lot, and the outdoor lunch areas shall be in substantial conformance with the Exterior Lighting Plan.
 - b. The parking lot shall be lit so as to create a safe and inviting environment.
36. **School Noise.**
- a. No outdoor public address system shall be installed or maintained on the subject property. No paging system shall be installed which is audible outside the building in which it is located.
 - b. No amplified music or loud non-amplified music is permitted outside.
 - c. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
 - d. No exterior bells, horns or similar sound-emitting devices are permitted.
 - e. Staff members shall monitor the exterior corridors before and after school and between classes, and shall seek to prevent excessive noise.
 - f. Staff members shall monitor students at all times they are outside the building, including before and after school, lunch, and any breaks, to prevent excessive or unnecessary noise.
37. **Marching Bands.** There shall be no marching band or playing of marching band instruments outdoors on the subject property at any time.
38. **Complaint Log.** A complaint log shall be maintained of all complaints from nearby property owners or businesses, and a copy of the complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 36 shall be made available to the Planning Department, the appropriate Council District, and occupants of properties within 500 feet of the school upon request. The school administration

shall be responsible for disseminating the name and phone number of the representative to the Council Office, all adjoining property owners, and the City Planning Department.

39. **Entitlement Review.** The applicant shall submit a report to the Department of City Planning detailing compliance with the conditions of this grant every two years, starting from the issuance date. The applicant shall be required to file a Plan Approval application with the Department of City Planning for any proposed change to hours of operation, structures, enrollment, or other aspect of school operations. The Plan Approval shall be determined by the Director of Planning, or the City Planning Commission on appeal. Should the Director of Planning require a public hearing, public notice shall be made to owners and occupants of properties within a radius of 500 feet. Within two years after the effective dates of this grant, and after the issuance of a Certificate of Occupancy for Building A, Building B, and Building C, the applicant/owner shall be required to file an annual Compliance Report, using Plan Approval Forms, with the Director of Planning, the Department of Transportation (LADOT), and the applicable Council District Office for the purpose of evaluating the Project's compliance with the operating requirement of this permit authorization and to evaluate the traffic effects of the Project (including parking) upon the surrounding community.
- ~~a. Upon issuance of the Certificate of Occupancy for each building (Buildings A, B and C), the applicant shall provide a copy of the certificate of occupancy to the Director of Planning for inclusion in the subject City Planning case file.~~
 - ~~b. Upon review of each Compliance Report, the Director shall determine whether there will be need for additional conditions or measures, and state accordingly in his/her written determination.~~
 - ~~c. If the annual report provides evidence that corrective measures are necessary, the Director may require modifications to these conditions or additional conditions of approval pursuant to the purpose, authority, and procedures set forth in Section 12.27.1 of the Municipal Code.~~
 - ~~d. The applicant shall submit as part of the annual report to assist the Director in reviewing and evaluating permit compliance a record of any complaints received by the School from the surrounding community, about project traffic, parking issues, operations, and noise and measures undertaken to resolve legitimate community concerns.~~
 - ~~e. Each Compliance Report must be accompanied by the payment of appropriate fees and be accepted as complete by the Department of City Planning. The applicant's fee shall the same as the Plan Approval Fee in accordance with Section 19.01 of the Los Angeles Municipal Code.~~
 - ~~f. The Plan Approval shall be determined by the Director of Planning, or the City Planning Commission on appeal. Should the Director require a public hearing, public notice shall be made to owners and occupants of property within a radius of 500 feet.~~
40. **Distribution of Letter of Determination.** All school administrators, faculty, and school board members shall be provided a copy of the instant determination.
41. **Neighborhood Traffic Protection Plan.** Prior to the issuance of any certificate of occupancy for the school use, the property owner shall submit to the satisfaction of the Department of Transportation a Neighborhood Traffic Protection Plan designed to control the intrusion of school-generated traffic into the surrounding residential neighborhood and prevent on-street school-generated parking in the vicinity.

42. **Traffic Management Program.** The school shall implement a Traffic Management Program with a Trip Reduction Plan to the satisfaction of the Department of Transportation and the City Planning Department prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

Environmental Conditions

43. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.

44. **Aesthetics (Landscape Plan).** A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

45. **Aesthetics (Surface Parking).**

- a. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- b. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by minimum 6-inch high curb, and landscape.
- c. An automatic irrigation plan shall be approved by the Department of City Planning.
- d. Palm trees shall not be considered in meeting this requirement.
- e. The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170, 978), Guidelines K – Vehicular Use Areas.

46. **Aesthetics (Vandalism).**

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish, garbage, trash, overgrown vegetation and other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code 91.8104.15.

47. **Aesthetics (Signage).**

- a. On-site signs shall be limited to the maximum allowable under the Municipal Code.
- b. Multiple temporary signs in store windows and along building walls are not permitted.

48. **Aesthetics (Signage on Construction Barriers).**

- a. The applicant shall affix or paint a plainly visible sign, on publicly accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- b. Such language shall appear at intervals of no less than 25 feet along the length of the publicly accessible portions of the barrier.
- c. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

49. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

50. **Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

51. Air Pollution (Demolition, Grading, and Construction Activities).

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduced dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All direct/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.

52. Objectionable Odors (Commercial Trash Receptacles).

- a. Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- b. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

53. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures, and substrates) should take place outside of the breeding season which generally runs from March 1-August 31 (as early as February 1 for raptors) to avoid take (including disturbances, which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- c. If project activities cannot feasibly avoid the breeding birds season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience on conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

54. **Tree Report.** Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also

contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

55. Tree Removal (Non-Protected Trees).

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Boards of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division of the Department of Public works, Bureau of Street Services.

56. Erosion/Grading/Short-term Construction Impacts.

- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside Areas. The application of Best Management Practices (BMPs) includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Stockpiles, excavated and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a biodegradable soil stabilizer.

57. Greenhouse Gas Emissions. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

58. Explosion/Release (Existing Toxic/Hazardous Construction Materials).

- a. (Asbestos). Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of

Building and Safety from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- b. (Lead Paint). Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

59. **Land Use/Planning (Air Quality).** An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

60. **Increased Noise Levels (Landscape Buffer).**

- a. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- b. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

61. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 163,574, if any.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels in violation of Ordinance No. 144,331 and subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically feasible.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

62. **Increase Noise Levels (Parking Wall).** A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

63. **Public Services – Fire.** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

64. **Public Services – Police.** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access

control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high foot-traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

65. **Increased Vehicle Trips/Congestion.** Implementing measures detailed in the Department of Transportation's communication to the Planning Department dated October 22, 2013 shall be complied with.

66. **Safety Hazards.**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Project involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- c. All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- d. The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- e. The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion traffics.
- f. The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- g. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

67. **Emergency Access.** The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

68. **Utilities (Local Water Supplies – All New Construction).**

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g., vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- f. All restroom faucets shall be of a self-closing design.

69. Utilities – Solid Waste Recycling.

- a. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

Administrative Conditions

70. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees, or verification of consultations, reviews or approval, plans, etc. as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the case file.
71. **Code Compliance.** All area, height, and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
72. **Definition.** Any agencies, public officials, or legislation referenced in these conditions shall mean those agencies, public offices, legislation, or their successors, designees, or amendment to any legislation.

73. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
74. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
75. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
76. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- ~~77. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City of its agents, officers, or employees relating to or to attack, set aside, void, or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.~~

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The proposed project is the continued use and maintenance of a 7.3-acre school campus on seven contiguous parcels and modifications to certain conditions attached to the conditional use permit under which the school operates. The subject property (the term “subject property” refers jointly to all seven parcels) is improved with three buildings, 186 vehicle parking spaces, a bicycle rack with 10 spaces, two basketball courts, and a baseball field. The largest building, with a floor area of 52,464 square feet distributed over two stories, houses PUC Triumph Charter Academy, a public charter middle school. The other two buildings have a floor area of 27,354 square feet each. One of the buildings is the campus of PUC Triumph Charter High School and the other is the campus of PUC Lakeview Charter High School. The total floor area of the buildings is 107,172 square feet.

The middle school serves students in grades 6-8 and both high schools serve students in grades 9-12. All three schools are operated by Partnerships to Uplift Communities (PUC), which operates 14 charter schools in the Los Angeles Unified School District, including other schools in Sylmar. According to the applicant, in the 2019-2020 school year campus enrollment was as follows:

School	Enrollment
Lakeview Charter High School	493
Triumph Charter High School	359
Triumph Charter Academy Middle School	432
Total	1,284

The subject site is located within the Sylmar Community Plan area. It is designated Very Low I Residential by the Sylmar Community Plan and zoned RA-1-K, which allows for equine keeping. The abutting lots range in area from approximately 17,500 square feet to 165,000 square feet and have the same zoning and land use designation. Lots adjoining on three sides are improved with single-family dwellings while the adjoining lot to the east is vacant.

The school campus operates pursuant to a conditional use permit granted on January 23, 2014 by the City Planning Commission. The approval is subject to several conditions related to school construction and operations, as well as administrative conditions. Condition No. 36 requires that PUC submit an annual Compliance Report, “using Plan Approval forms, with the Director of Planning, the Department of Transportation (LADOT), and the applicable Council District Office for the purpose of evaluating the Project’s compliance with the operating requirements of this permit authorization and to evaluate the traffic effects of the Project (including parking) upon the surrounding community”. The same condition states, “The Plan Approval shall be determined by the Director of Planning, or the City Planning Commission on appeal.”

Under the conditional use permit, PUC operations begin at 8:00 a.m. and end at 8:00 p.m. on weekdays. Additional activities are allowed on Saturdays, and special events may be held until 9:00 p.m. The table that follows is an overview of PUC operations on the campus:

MON	TUE	WED	THU	FRI	SAT
Classroom Instruction					
8:00 a.m.-3:45 p.m.					
After-school Instruction					
3:30 p.m.-6:30 p.m.					
Admin/Teacher Prep					
6:30 p.m.-8:00 p.m.					
School Use of Outdoor Facilities					
10:30 a.m.- 5:00 p.m.					
Supplemental educational activities (twice per month)					
					8:00 a.m.-12 noon
Special events (school year: maximum 6 events/month; summer: maximum 3 events/month)					
9:00 a.m.-9:00 p.m.					

The “special events” held on the campus include, but are not limited to, monthly “Family Night” events (one at each of the three schools) aimed at informing parents about upcoming events and programs. Other special event types include Back to School Night and graduations.

Since the three schools on the campus began operations in 2015, there have been no modifications to the site plan.

Public Right-of-Way Information

The subject property is located on the south side of Glenoaks Boulevard, a designated Avenue II per the 2035 Mobility Plan, which requires an 86 foot-wide public right-of-way (ROW) and a 50-foot roadway. However, while these ROW and roadway dimensions exist along the frontage adjacent to the subject property, which is improved with curbs and sidewalks, the ROW and roadway to the northwest and southeast of the property vary but do not reach the required dimensions, nor do they have continuous sidewalks.

Previous zoning-related actions on the site

CPC-2013-1495-CU: In 2013, the City Planning Commission approved a conditional use permit for a public charter school campus in the RA-1-K zone.

CPC-2001-5575-CU-ZV: In 2004, the City Planning Commission approved the construction, use and maintenance of a new auditorium/gymnasium in connection with an existing private junior/senior high located in the RA-1-K zone and a variance to provide 230 vehicle parking spaces in lieu of the required 287 spaces.

AA-2005-2890-PMEX: In 2005, the Advisory Agency approved a lot line adjustment for the subject property.

Previous zoning-related actions on surrounding properties

A search of Plan Approval cases within 500 feet of the subject property returned no results.

Public Correspondence

Emails were received in December 2020 from three members of the public, all of whom reside on Cobalt Street directly adjoining the school campus. The referenced letters are located in the administrative record.

The main concerns are summarized as follows:

Traffic

On school days, PUC parents are lining up to enter the campus pick-up and drop-off area, impeding traffic access to Cobalt Street, blocking residents' driveways (even using driveways to turn around). School traffic monitors are not always present and when they are present, they have limited ability to manage the situation to the satisfaction of residents. PUC students park on the street during school hours. The intersection of Cobalt Street and Glenoaks Boulevard is dangerous because there is no stoplight and there are no sidewalks on Glenoaks (only a narrow pedestrian path). Speeding drivers on Glenoaks and a high wall installed along the property line of 13395 Cobalt Street (corner of Glenoaks Boulevard) impede circulation flow and driver visibility when turning onto Glenoaks Boulevard. The Los Angeles Department of Transportation has approved residents' request for the installation of a stoplight at this corner. However according to LADOT funding for the stoplight has not yet been identified. Residents are hesitant to confront PUC parents about their behavior, but have met several times with school representatives to alert them to these issues and discuss solutions. Aside from intermittent monitoring, the school has not provided any permanent solutions.

Noise

Noise levels increase significantly on Cobalt Street during school drop-off and pick-up times, with honking horns, talking and shouting from people in their cars, and students loitering. Noise from physical education and other outdoor activities during school hours is a concern as well.

Extending Hours/Third-Party Rentals

The commenters expressed concern that the applicant's request to increase the number of special events on campus, extend the hours during which activities may take place, and allow third-party rental of the campus facilities will subject them to additional traffic and noise.

Public Hearing

The public hearing was held via Zoom on December 11, 2020 at 10:30 a.m. The following is a summary of the testimony provided at the hearing:

1. Presentation by David Moss of David Moss & Associates, applicant's representative
 - The applicant has demonstrated compliance with all 79 conditions of approval and is seeking modification or clarification of nine conditions under this plan approval application.
 - Only two of the outdoor lunch areas are used and they are smaller than originally planned.
 - All pick-up and drop-off occurs on site, with a queueing area for 14 vehicles that is clearly marked as well as the pedestrian pathway.

- PUC has an obligation to the community that they have fulfilled on an ongoing basis. They maintain a complaint log and engage in timely dialog with neighbors regarding any concerns.
 - The campus is aesthetically pleasing, safely operated and closely controlled.
2. A resident of Cobalt Street adjacent to PUC campus
- I represent six other neighbors. Our street is most affected by school practices because we share a back wall with [the campus].
 - Our street is used for U-turns.
 - A traffic light has been approved at the corner of Cobalt Street and Glenoaks Boulevard, but according to the City there is no funding to install it. We want them to install a no U-turn sign as well as no parking signs.
 - Students park on our street. There is also graffiti. We have complained to the school numerous times. The block becomes disorderly 1 hour before and 1 hour after school.
 - The garbage truck comes at 5 a.m. every morning and creates a lot of noise.
 - I object to the request for an earlier school start time.
 - Increased enrollment means another one hundred cars coming to the campus every day.
 - PUC has not addressed these problems. The school is not equipped to provide staff to monitor the traffic.
 - This is a residential area, but there is no quiet time for neighbors.
 - 11 p.m. is too late for school activities.
 - Sports events are very noisy.
 - I don't want this to become an event venue.
 - Since Covid started, the street is now peaceful and clean.
3. A resident of Cobalt Street adjacent to PUC campus
- The issues are parking, traffic, noise, and safety.
 - There is noise from the trash pick up every morning – loading and unloading.
 - There is no space between the school and the residents. We want peace and quiet on weekends and at night.
 - Students park on the street so it is full of cars. It is hard to get out of the driveway, the traffic is bumper to bumper all the way to Herrick Avenue where there is an elementary school.
 - Code enforcement needs to address the fact that when you are turning from Cobalt Street onto Glen Oaks Boulevard, you can't see oncoming traffic because of high hedges and fences at the corner. There are no sidewalks on Glenoaks, so it is dangerous.
 - A traffic signal would help. The school should push to get a signal because there are lots of accidents at that intersection.
 - Parking needs to be resolved. They should purchase the lot next to the school for parking.
 - Once in a while there are monitors [from the school].
4. A resident south of the school
- I would like to know if there is soil contamination on the adjacent property [vacant lot east of the campus].

5. Principal, PUC Lakeview Charter High School

- We are asking for extended hours because we want to have more direct interaction with parents, such as Back to School Nights.
- We can't have dances past 6 p.m., which means the school has to rent off site and pay rental fees.
- Regarding the request to extend special event hours to 11:00 p.m., that is the hour by which PUC staff must end all operations. Any event would end earlier than that because we need time to clear the site.

AUTHORITY FOR PLAN APPROVAL

Section 12.24M of the Los Angeles Municipal Code provides in pertinent part:

M. Development of Uses (Amended by Ord. No. 173,992, Eff. 07/06/01)

1. Development of Site. On any lot or portion of a lot on which a deemed approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, as permitted in Subsection L of this Section, provided plans are submitted to and approved by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at that time... "

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for operation of a school to be authorized in the RA-1-K Zone, certain designated findings must be made.

FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 14, 2020, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find as follows:

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **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.**

For the past five years, Partnerships to Uplift Communities (PUC) has operated three charter schools on the subject property, pursuant to a conditional use granted by the City Planning Commission January 23, 2014. In the letter of determination for that case, the Zoning Administrator cited the large number of school-age children in Sylmar (per the

2010 Census) as one of the bases for approving the conditional use. The demographics of the area have not changed significantly since then. The single-family residential development pattern that dominates in Sylmar continues to draw families with children. According to Census data from 2018 (American Community Survey, 5-year estimates), in the census tract where the school is located and the four surrounding tracts, the average percentage of households with a child under the age of 18 is 44.5 percent, compared to 29.9 percent for Los Angeles as a whole. PUC has expanded options for families in an area with a concentration of school-age children, and granting the plan approval will enable the campus, which has become an integral part of the community, to continue to be a desirable educational alternative for families in Sylmar.

PUC is now requesting modification of the operating conditions under which the original conditional use permit was granted, as follows:

Enrollment: Under the conditional use permit, PUC is limited to a maximum enrollment of 1,250 students: 450 in each high school and 350 in the middle school. The instant request is for an increase of 50 students, to 1,300 (across all three schools on site). In the 2019-2020 school year, enrollment was 1,284, indicating that there is additional demand from the community for the educational services provided by PUC. The schools have been able to serve this demand without any discernible impact on its operations, infrastructure, or the surrounding neighborhood.

Facility rental: Although about 15 percent of the land in the Sylmar Community Plan area is designated as public facilities, space that can be accessed by community members and local groups is scarce. This is especially true for indoor space. Allowing PUC to rent out both indoor and outdoor facilities, subject to certain conditions in alignment with its location in a residential community, will expand the number of venues available to the local community and enable PUC to generate income to support its educational purpose.

Filming for commercial purposes: Filming for movies and television is a significant driver of Los Angeles' economy and depends often on the ability of the industry to secure filming locations within the city that meet its needs. Although allowing PUC to lease facilities for commercial filming, subject to conditions designed to minimize impacts, would not directly benefit the community, it would provide an indirect benefit by generating funding to further the educational mission of the three schools that serve approximately 1,300 local families.

Operating hours: PUC is requesting an expansion of its operating hours to accommodate a greater range of activities. During the regular school year, the earlier start time (7:40 a.m.) will enable PUC to stagger school start times by 20 minutes, such that the middle school will start at 7:40 a.m., Triumph Charter HS will start at 8:00 a.m., and Lakeview Charter HS will start at 8:20 a.m. These staggered entry times are expected to reduce the amount of traffic congestion at the school during the morning. Allowing special event activities as conditioned to extend until 10:00 p.m. Monday through Thursday (events must end by 9:00 p.m.; only PUC staff may remain for post-event clean-up until 10:00) and 11:00 p.m. on Friday and Saturday (events must end by 10:00 p.m.; only PUC staff may remain for post-event clean-up until 11:00) will enable the school to accommodate its monthly parent-teacher meetings. Expanding Saturday and summer school hours will enable PUC to expand its educational offerings and make more efficient use of the existing facilities.

Deliveries: PUC has requested an extension of the morning hours during which delivery trucks may be present on site from 7:00 a.m. to 6:00 a.m. This request is intended to reduce the likelihood that delivery trucks will be present when morning drop-off occurs, when traffic congestion around the school is at its peak. The delivery area on site is located in the parking lot behind the middle school, 50 feet from the nearest adjoining residential use.

Bicycle racks: The original conditional use required on-site bicycle parking in compliance with LAMC Section 12.21 A.16. Pursuant to that section, the school is required to provide four spaces per classroom for a total of 140 spaces. According to PUC representatives, the number of students who ride bicycles to school is small, due to the lack of safe bicycle routes in the surrounding neighborhood. Thus, the existing bicycle parking rack, with capacity for 10 bicycles, is typically sufficient to meet demand. However, the presence of a largely full bicycle parking rack may discourage other students from riding bicycles to school.

Special events: The applicant requests to increase the number of “special events” permitted on the subject property from five per month to 10 per month, to allow such events to be held until 11:00 p.m., and to expand the types of events to include graduation ceremonies and family meeting nights. The applicant states that they have not received noise or parking complaints in relation to special events, which are currently limited to the hours of 9:00 a.m. to 9:00 p.m., Monday through Saturday. As conditioned, the applicant will be permitted to hold a maximum of six special events per calendar month during the school year (August-May) and three special events per calendar months during the summer (June-July). Special events will also be limited to a maximum of three per week and one per day, which will limit the number of people on campus at any one time while enabling PUC to synchronize important annual events such as Back to School night among the three schools.

With three schools co-located on the same campus, the need for such special events may occur more frequently than on a single-school campus. However, while PUC reports that it has not received complaints about such events, that could change if there were more frequent events, so how these events are distributed over time should be considered. This is especially true since the campus is located in a residential area, where property owners and occupants should reasonably be able to expect special events to be limited during the week, with more intensive use on weekends. Thus, hours for such events are not permitted to extend beyond 10:00 p.m. Monday through Thursday and 11:00 p.m. on Friday and Saturday.

Compliance review: PUC has requested removal of the compliance review condition, whereby it must submit a plan approval application on an annual basis to demonstrate compliance with the conditional use permit. PUC was required to submit annual reports starting within two years of the date on which the conditional use was approved but the instant request is the first time it has done so. However, the applicant, in addition to providing an essential service for the residents of Sylmar, has done so in a manner that is largely compatible with the surrounding uses. Department of City Planning staff have visited the site and verified that it is maintained in excellent condition, with no evidence of debris, graffiti, or other maintenance issues. In addition, PUC states that it has responded promptly to neighbor complaints and while certain issues such as traffic have persisted, the school has shown itself to be a good neighbor.

The changes to the conditions of approval requested by PUC will not substantially change its operations and will enable it to offer additional services to the community in the form of facility rentals, thus providing essential educational services and benefits to the community.

2. **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.**

PUC has operated three schools on the subject property for five years, with no discernible impact on adjacent properties, and presented no threats to public health, welfare and safety. School administration has been responsive to neighbor concerns about traffic and property damage caused by students. The campus is secured by 8-foot-high security fencing facing Glenoaks Boulevard and 8-foot masonry walls on all other property boundaries, protecting student safety and also preventing the campus from becoming a magnet for crime when school is not in session.

Enrollment: To meet increasing demand for its services, PUC is requesting that the enrollment maximum be increased to 1,300 students, a modest 4 percent increase. While enrollment levels fluctuate year to year, in the 2019-2020 school year there were 1,284 students enrolled in the three schools, with no discernible impacts on neighboring properties. According to the complaints log, most complaints are related to traffic during the drop off and pick-up times, with parents waiting in their cars on Cobalt Street rather than on Glenoaks Boulevard. The school has met with Cobalt Street neighbors and has placed traffic cones and monitors to direct traffic away from Cobalt Street.

Facility rental: Rental of school facilities will intensify use of the site and has the potential to create nuisances that have not arisen while the use was limited to PUC activities. However, in terms of direct impacts on adjacent residential uses to the west and south, these will be minimal as most activities will take place inside the school buildings, which are located in the northeastern portion of the subject property. Any impacts caused by third parties using the baseball field will be attenuated by existing security conditions (8-foot masonry wall, etc.) and the conditions of approval, including prohibitions on amplified sound, noise-generating equipment, open flames or barbecues, alcohol, etc. Facility rentals will also be limited to hours when school is not in session, to prevent cumulative traffic impacts.

Filming for commercial purposes: All activities related to filming on the PUC campus will be contained to the campus, which shall remain secured while such activities are taking place. To prevent cumulative traffic or parking impacts on the surrounding neighborhood, filming will be limited to hours when educational activities are not taking place and all associated equipment and vehicles will be required to park on site.

Operating hours: The complaint log maintained by PUC does not include any neighbor complaints regarding operating hours. Limitations on the location of outdoor activities have thus far prevented impacts on adjacent properties to the south and west; these limitations will be maintained even with the expansion of hours. Events taking place during these expanded hours will therefore largely occur indoors.

Deliveries: As mentioned in the previous finding, the delivery area on site is located in the parking lot behind the middle school, 50 feet from the nearest adjoining residential use.

Allowing deliveries to begin at 6:00 a.m. rather than 7:00 a.m. is expected to reduce the likelihood that delivery trucks will arrive at the campus during peak student drop-off times, helping to mitigate traffic impacts on the surrounding neighborhood.

Special events: Increasing the number of special events on campus from a maximum five to 10 per month will intensify use of the site, which could potentially increase impacts on adjacent properties. However, it should be noted that PUC has not received complaints about special events thus far. Also, such events will be limited to a maximum of three per week and one per day and will also be subject to the limitations on operating hours.

Compliance review: PUC now has a track record of five years of operations that have been demonstrated to be compatible with the surrounding residential uses. This is due in part to the site plan, which provides buffers (parking lot, baseball field) between the school buildings and the properties located to the south and west of the site. It is also due to the limitations on operating conditions. This plan approval represents an attempt to make certain modifications to those operating conditions that reflect PUC's experience at this site and its sensitivity to those issues of greatest concern to adjoining neighbors. These modifications are minor and although some conditions are being removed, others are being added to ensure that a more intense use of the site does not negatively impact what until now has been a largely compatible existence in this neighborhood. Thus, these changes will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlement described herein, the project does not propose to deviate from any LAMC requirements.

The General Plan is comprised of the Framework Element and 11 additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Table 3-1 of the Framework Element, "Land Use Standards and Typical Characteristics", lists schools as a supporting use in single-family residential neighborhoods, along with parks and churches. Furthermore, the granting of a plan approval to allow a minor expansion of enrollment, hours of operation, added special events, third party rentals, as well as slight modifications of some operating conditions, for the three schools that have been operating for half a decade in in the RA-1-K Zone is substantially consistent with the following Framework Goals, Objectives, and Policies:

Goal 3A: "A physically balanced distribution of land that contributes toward and facilitates the...equitable distribution of public resources" and the "enhancement of recreation and open space opportunities".

Objective 3.1: "Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors".

Policy 3.1.2: “Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City’s population and businesses within the pattern of uses established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram”.

The continued operation of the school and the proposed changes to the operating conditions are consistent with the goal, objective and policy listed above by supporting the location of essential public services, such as public education, in Sylmar. As noted earlier, according to Census data about 44.5 percent of households in Sylmar include children under 18, about 15 percentage points more than the city as a whole (American Community Survey, 2018 5-year estimates). In the 2019-2020 school year, enrollment at the three schools on the subject property was 1,284 students, 34 more students than are permitted under the current CUP, indicating that there continues to be strong demand for the educational services provided.

Under current conditions, PUC Triumph is prohibited from renting or leasing the facilities to third parties and specifically prohibited from allowing filming for commercial purposes and organized athletic events, except for league events involving students at the school. According to the Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment, Sylmar has a “moderate” need for more open and recreational space. To make better use of the facility, the applicant requests that such activities be allowed, which would expand both the range of activities as well as the groups that could obtain access to the site.

The Framework Element specifically points to the potential for shared use of existing public facilities, specifically schools, to expand the open space available to Los Angeles residents:

Goal 6A: “An integrated citywide/regional public and private open space system that serves and is accessible by the City’s population and is unthreatened by encroachment from other land uses”.

Objective 6.4: “Ensure that the City’s open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass”.

Policy 6.4.7: “Consider as part of the City’s open space inventory of pedestrian streets, community gardens, shared school playfields, and privately-owned commercial open spaces that are accessible to the public, even though such elements fall outside the conventional definitions of “open space.” This will help address the open space and outdoor recreation needs of communities that are currently deficient in these resources (see the Recreation and Parks section in Chapter 9: Infrastructure and Public Services)”.

Policy 6.4.10: “Provide for the joint use of open space with existing and future public facilities, where feasible”.

The Health and Wellness Element of the Los Angeles General Plan, known as the Plan for a Healthy Los Angeles, was updated in 2015 and also addresses the key role that existing school campuses should play in providing Angelenos with access to open space

and promoting the health of the city's residents. The project is consistent with the following goals of the Health and Wellness Element:

Goal 2: A City Built for Health

Objective 2.5: Schools as centers of health and wellbeing. "Support strategies that make schools centers of health and well-being by creating economic, environmental, social, and physical conditions in and around local schools that are safe, abundant in healthy goods and services, and offer opportunities for physical activity and recreation".

Goal 3: Bountiful Parks and Open Spaces

Objective 3.8: Support public, private, and nonprofit partners in the ongoing development of new and innovative active spaces and strategies to increase the number of Angelenos who engage in physical activity across ages and level of abilities.

Finally, the Sylmar Community Plan recognizes that school facilities are best located in areas with complementary uses (such as residential neighborhoods). It also expresses the community's desire to see improvements and increased capacity at existing educational facilities rather than expansion of the number of school sites in the community. The proposed project reflects both of these priorities, in that it serves the residential community surrounding it and is currently underutilized. Expansion of operating hours and of the range of activities and users who can access the property will result in more efficient use of an existing facility, in addition to providing more options for those organizing recreational activities for the community.

Goal CF4.1 Existing Facilities. Place a high priority on the repair and replacement of any inadequate structural components that threaten the integrity and/or function of instructional buildings. Expansion of existing schools is preferred over the acquisition of new sites, when feasible.

Goal CF4.3 Facility Location. Locate new schools in areas with complementary land uses, access to transit, and recreational opportunities. Encourage the siting of schools in locations which can utilize topography and landscaping, as well as building design, to provide noise and air quality buffering, when necessary.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside the flood zone.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical

construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

*Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th
Floor
Los Angeles, CA 90012
(213) 482-7077*

*Valley Office
Marvin Braude Constituent
Service Center
6262 Van Nuys Boulevard,
Suite 251
Van Nuys, CA 91401
(818) 374-5050*

*West Los Angeles Office
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901*

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule and appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7077 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Reviewed by:

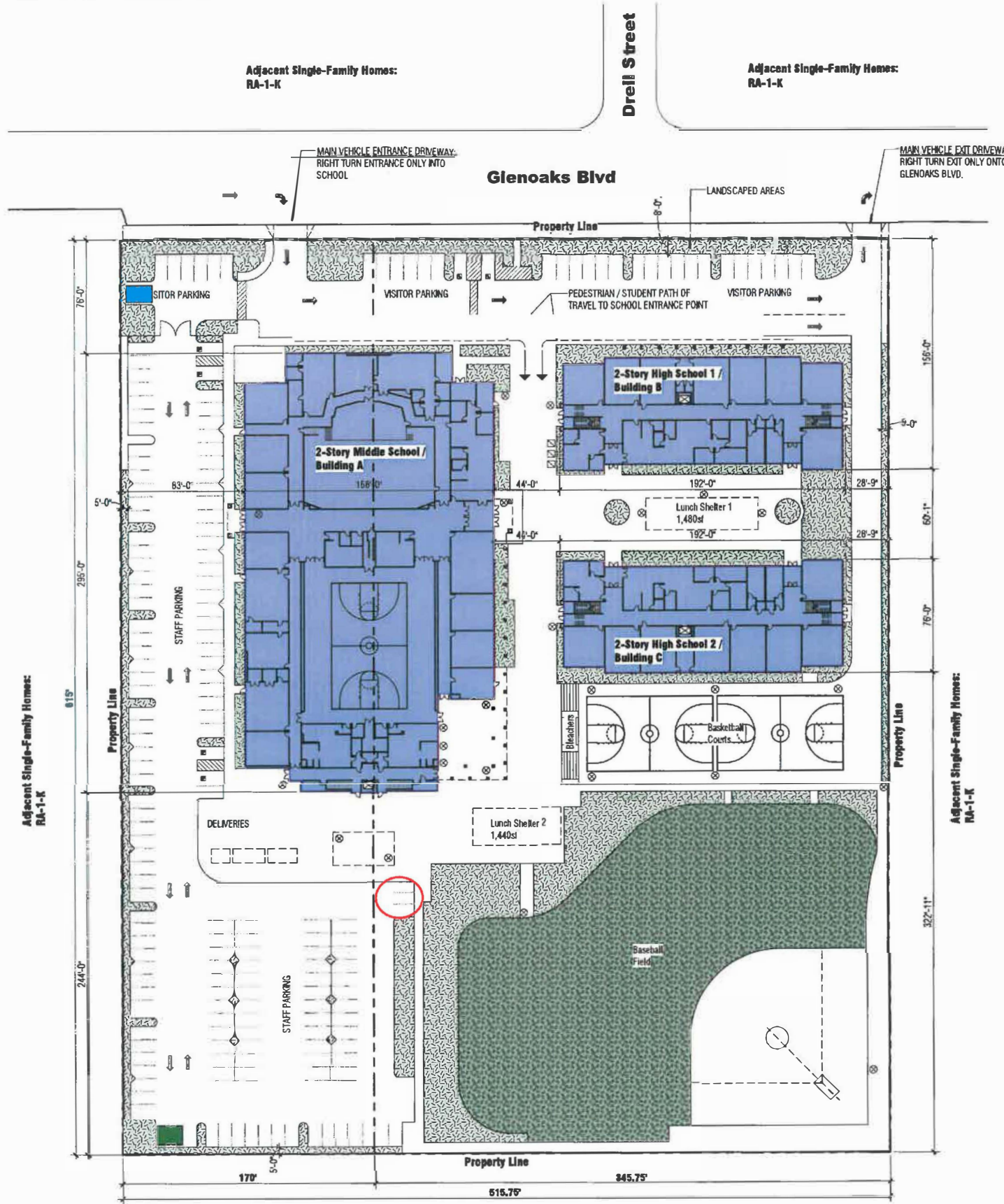
Claudia Rodriguez, Senior City Planner

Sarah Hounsell, City Planner

Prepared by:

Kora McNaughton, Planning Assistant

CR:SH:KM:mh



Legal Description

Address/Parcel Information
 PIN Number 225B145.449
 Lot/Parcel Area (Calculated) 170,453.4 (sq ft)
 Thomas Brothers Grid PAGE 481 - GRID H3
 Assessor Parcel No. (APN) 2501022078
 Tract LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS
 Map Reference M R 53-27
 Block 150
 Lots FR 2 / ARB 1, FR 2 / ARB 2
 Map Sheet 225B145
 225B149

Jurisdictional Information
 Community Plan Area Sylmar
 Area Planning Commission North Valley
 Neighborhood Council Sylmar
 Council District CD 7 - Monica Rodriguez
 Census Tract # 1065.20
 LADBS District Office Van Nuys

Planning and Zoning Information
 Special Notes None
 Zoning RA-1-K
 Zoning Information (Z) ZH-2438 Equine Keeping in the City of Los Angeles
 ZH-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
 General Plan Land Use Very Low Residential
 General Plan Note(s) Yes
 Hillside Area (Zoning Code) No
 Specific Plan Area None
 Subarea None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None

- Legend**
- ⊗ TRASH CAN
 - ⊞ BIKE PARKING
 - Trash Enclosure
 - - Suggested Trash Enclosure Location
 - Original Trash Enclosure location
 - PUC suggested Trash Enclosure location

Project Description

Project Applicant: PUC National ("PUC"; "Applicant"; the "School") has a mission to ensure that every student graduates from high school and is prepared for college success. PUC is fulfilling this mission by operating schools that create high levels of success in accomplishing the dual agenda of supporting and graduating academically struggling students while preparing all students to college-ready standards. PUC operates 16 schools in the Northeast San Fernando Valley and Northeast Los Angeles.

Plan Approval Entitlement Requested: This application pertains to PUC's existing public charter middle school and high school located at 13351-13377 N. Glenoaks Blvd. ("Glenoaks") Los Angeles, CA 91331 and serves two purposes – (i) to demonstrate compliance with all prior CUP conditions of approval (Case No. CPC-2013-1495-CU, Condition No. 36) and (ii) clarify or request minor wording changes to 9 conditions of the prior CUP case shown in Table 1. City staff confirmed that the entitlement should be processed as a Plan Approval ("PA") tiered under the existing CUP per LAMC S. 12.24.M.

Project Description: The Applicant proposes to continue operations substantially consistent with the conditions established under Case No. CPC-2013-1495-CU except as clarified by this PA. Key conditions, as a subset of all conditions for the CUP and PA, include:

- Provide 186 permanent, striped-on parking spaces. (CoA No. 2).
- Education facilities are limited to one middle school building consisting of 52,464 sq. ft. and two high school buildings containing 27,354 sq. ft. each. Outdoor facilities are limited to three lunch areas (containing 1,600 sq. ft., 2,000 sq. ft. and 4,000 sq. ft.), an outdoor basketball court, baseball field and parking areas. (CoA No. 6)
- Operate a public charter school serving grades 6-12, with a maximum of 1,250 students (350 students in Middle School and 450 students for each High School building) and 120 full-time staff. (CoA No. 7)
- The pick-up and drop-off area shall be entirely located on-site, adjacent to the property's northern frontage. The designated vehicle queuing area shall be clearly demarcated on the ground and a path of travel shall be outlined. (CoA No. 9).

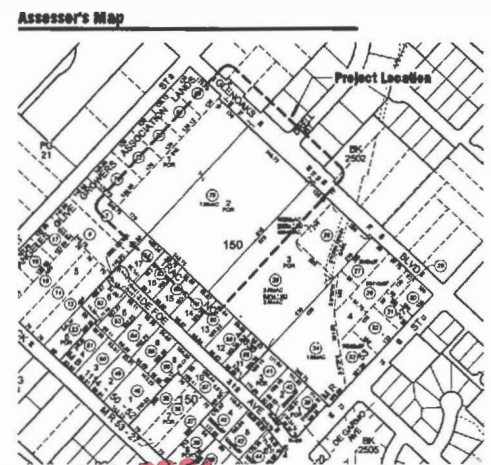
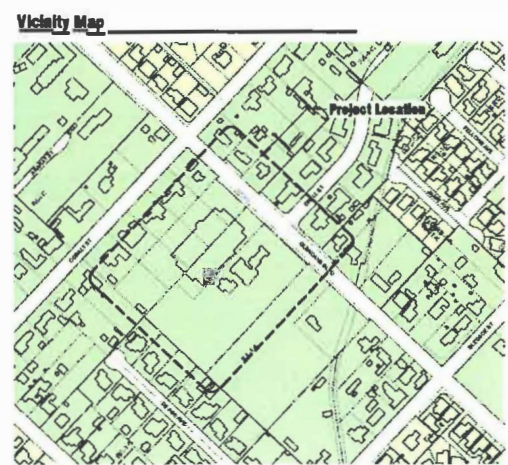
Table 1 - Building Floor Areas

Buildings	Square Footage Maximum (per CoA No.8)	Building Square Footage per Certificate of Occupancy
Middle School	52,464 sq. ft.	56,321 sq. ft.
High School 1	27,354 sq. ft.	27,354 sq. ft.
High School 2	27,354 sq. ft.	27,354 sq. ft.
Total	107,172 sq. ft.	111,029 sq. ft.

Outdoor Structures	Square Footage Maximum (per CoA No.6)	Building Square Footage per Certificate of Occupancy
Lunch Shelter 1	1,600 sq. ft.	1,480 sq. ft.
Lunch Shelter 2	2,000 sq. ft.	1,440 sq. ft.

Table 2 - Parking Summary

Use	Parking Required	Parking Provided
PUC Triumph Charter Academy and High School	186 Spaces [CPC-2013-1495-CU, CoA #2]	186 Spaces [2016 CoO# 133009]



Garai Terramorse Associates
 420 South San Pedro #606
 Los Angeles, CA 90013
 t: 310-600-8545

Land Use / Entitlement Consultant
 David Moss & Associates, Inc.
 1009 Wishore Blvd, Suite 224
 Santa Monica, CA 90401

Property Owner
 Tri-Lake Charter School Properties, LLC
 1405 N San Fernando Road, Suite 303
 Burbank, CA 91504

Applicant
 PUC National
 1405 N San Fernando Road, Suite 303
 Burbank, CA 91504

Conditions Compliance
Conditions Clarifications
Plan Approval

PUC Triumph Charter Academy
 13361 Glenoaks Blvd
 Los Angeles CA

1st submission 3-25-2019

No.	Description	Date

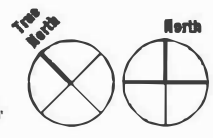
Site Plan

As indicated

A-101

1 Site
 1" = 40'-0"

ALL SITEWORK SHOWN IS EXISTING, NO NEW WORK IS PROPOSED.



JUN 17 2021
EXHIBIT "A"
 Page No. 1 of 7
 Case No. CPC-2013-1495-CU-PA 2

31-MXD20-18-09-27-AM

EXHIBIT C

CONDITIONAL USE

LETTER OF

DETERMINATION

Case No. CPC-2013-1495-CU-PA1-1A



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: FEB 12 2014

CASE: CPC-2013-1495-CU
CEQA: ENV-2013-1496-MND

Location: 13351-13377 N. Glenoaks Blvd.
Council District: 7 – Fuentes
Plan Area: Sylmar
Zone: RA-1-K

Applicant: Partnerships to Uplift Communities (PUC)
Representative: Greg Brendel

At its meeting on January 23, 2014, the following action was taken by the City Planning Commission:

1. **Approved a Conditional Use** to permit a public charter school campus in the RA-1-K Zone.
2. **Adopted** the attached modified **Conditions of Approval**.
3. **Adopted** the attached **Findings**.
4. **Adopted** Mitigated Negative Declaration No. **ENV-2013-1496-MND**.
5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Perlman
Seconded: Mack
Ayes: Ahn, Ambroz, Choe, Katz, Segura, Dake-Wilson
Absent: Cabildo

Vote: 8 – 0

James K. Williams, Commission Executive Assistant II
City Planning Commission

Appeals: This action of the City Planning Commission on Conditional Use will be final within 15 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 North Figueroa Street, 4th Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys. Forms are also available on-line at <http://planning.lacity.org/>

FINAL APPEAL DATE: FEB 27 2014

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

City Planning Associate: Vanessa Soto

Conditions of Approval

Pursuant to LAMC Sections 12.24-U,24, the following conditions are hereby imposed upon the use of the subject property.

Entitlement Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Planning Department. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Parking.** A minimum of 186 permanent, striped on-site parking spaces shall be provided for the project.
3. **Bicycle Parking.** On-site bicycle parking shall be provided in compliance with LAMC Section 12.21-A, 16.
4. **Security Fences.**
 - a. The height of the proposed security fences located along the project's frontage shall not exceed eight (8) feet.
 - b. The security fences shall be attractively finished so as to avoid a fortress-like effect.
5. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
6. **Floor Area.** The educational facility will be restricted to a total floor area of 107,172 square feet (The middle school consisting of 52,464 square feet and each high school building containing 27,354 square feet). The outdoor facilities shall be limited to three new lunch areas (consisting of 1,600 square feet, 2,000 square feet and 4,000 square feet), an outdoor basketball court, a baseball field, and parking areas limited to occupancy by school personnel, volunteers and visiting guests.
7. **Use.** The use of the subject property shall be limited to one public charter middle school building (previously approved under CPC Case No. 2001-5575(CU)(ZV)) and two charter high school buildings serving grades 6 through 12.
 - a. The maximum student enrollment shall be limited to 1250 students (350 students for the middle school and 450 students for each high school).
 - b. A maximum of 120 full-time employees (including administrators and teachers) shall be permitted at all times.
8. **Circulation.** Ingress to the project site shall be from Glenoaks Boulevard.

9. **Drop-off/Pick-up Zone.** The drop-off and pick-zone shall be entirely located on-site, adjacent to the property's northern frontage. The designated vehicle queuing area shall be clearly demarcated on the ground and a path of travel for students shall be outlined, so as to ensure the safety of students.
10. **Architectural Materials.**
 - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to avoid creating a "backside" to the site. No facade shall create a blank wall effect.
 - b. Fence elevation drawings shall be submitted to the satisfaction of the City Planning Department.
11. **Entrance Gates.** Pedestrian entrance gates shall allow some visibility (translucency permitted if glass) to avoid creating a fortress-like effect.
12. **Use Restrictions:**
 - a. Rental or lease of the facility is not permitted. [The term "rental of facilities is not dependent upon the payment of a fee. The use by the property owner and civic groups, for example, is not permitted.]
 - b. Parking provided on-site shall not be utilized for events or uses occurring at off-site locations unless the property owner files a shared parking application pursuant to the Municipal Code, and is granted such request.
 - c. Filming for commercial purposes shall be prohibited on the property. Student filming and filming for school promotional purposes shall be permitted, provided that such filming is not done outdoors after dark where the use of artificial light is employed.
 - d. No incidental gaming activities as defined in Section 12.21-A,13 shall be permitted on the site.
13. Any structures on the roof of the subject building, such as air conditioning units and other equipment, shall be fully screened from view of adjoining lots.
14. The maximum occupancy of the building at any time shall not exceed the number persons the Fire Department establishes, and the building shall be so posted.
15. Hours of operation shall observe the following limitations:
 - a. For classroom instruction: 8:00 a.m. to 3:45 p.m., daily.
 - b. For after school class instruction: 3:30 p.m. to 6:30 p.m.
 - c. For administrative use and teacher preparations: 6:00 a.m. to 8:00 p.m., daily.

- d. For outdoor use:
 - i. Active use shall be limited to the lunch shelter areas, outdoor basketball courts and baseball field (for breaks, lunch, etc.): 10:30 a.m. to 5:00 p.m., Monday through Friday.
 - ii. Use for organized athletic events is not permitted at any time, except that California Interscholastic Federation (CIF) League activities may be permitted.
 - e. Normal school maintenance may extend beyond the hours set forth above.
16. The school is permitted to conduct limited educational activities beyond the hours of instruction (such as tutoring, enrichment classes, and other learning activities) occurring twice a month on Saturdays, from 8:00 a.m. to 12:00 noon, for up to 50% of the student body.
 17. A summer school program running from June to August is permitted Monday through Friday, from 8:30 a.m. to 3:30 p.m.
 18. No more than five (5) "Special Events" per month are authorized, and not more than one (1) per day, as long as adequate off-site or valet parking is secured for each event. Records of off-site parking arrangements shall be maintained in the front office and notices shall be sent a minimum 60 days in advance prior to the event to the appropriate Council District, property owners, and businesses within 500 feet of the school property. Special events are activities involving parents and/or other visitors where more than 48 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of "Special Events". Permitted hours of special events shall be confined between the hours of 9:00 a.m. and 9:00 p.m., Monday through Saturday. By 9:00 p.m., all persons shall have vacated the property, other than administrative, janitorial, or security personnel. An instructor or school staff member shall be present at all events to monitor student activities, arrivals, and departures to insure that noise impacts on adjacent neighbors are minimized. Unless subsequently modified by the City Planning Commission, the special events authorized on the property are as follows:
 - a. Back to School Nights
 - b. School Performances
 - c. School Dances
 - d. Admissions Open Houses
 19. A copy of the Calendar and List of Major Events shall be submitted to the appropriate Council District and residents within 500 feet of the school property at least 60 days prior to the beginning of each school year for their reference.
 20. Calendar Modifications. No variation to allow any "special event" that is not included on the Calendar shall be scheduled without a minimum of 60 day advance notification to the appropriate Council District and residents within 500 feet of the school property. (This requirement is not applicable to rescheduled/postponed events.)
 21. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday.

22. Unless otherwise provided in these conditions, the above hours shall be permitted during a regular school year running approximately September through June.
23. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time.
24. One or more parking monitors in orange vests or other distinctive attire shall be located in the parking lot, including one at each driveway entrance during all drop-off and pick-up hours to direct traffic, preclude noise from car horns, car radios, car alarms and loud voices, ensure student safety, and to maintain smooth ingress to and egress from the parking areas. Said monitors shall report any violations to the school administration, including any off-campus drop-offs or pick-ups which are observed, and applicable license plate numbers.
25. Except during special events, all faculty, administrators, other employees, and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.
26. The school administrator shall institute a program by which parking is assigned prior to the scheduled event to parents, visitors, staff, and faculty at a specific location, whether on-site or off-site. Such a program shall be designed to avoid traffic congestion and circulation problems associated with drivers arriving at the subject property or other designated off-site parking locations and being turned away due to insufficient parking capacity.
27. Deliveries to the site shall be limited to between 7:30 a.m. and 6:00 p.m.
28. An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake, or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.
29. A security plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the school, prior to the issuance of a certificate of occupancy. In addition, the property owner shall provide the Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The applicant shall submit evidence of compliance to the City Planning Department.
30. The property shall be internally secured when not in use.
31. No Parking on Public Streets. All administrators, employees, volunteers and visitors shall be expressly prohibited to park on adjacent streets. All users and visitors shall be instructed by persons acting on behalf of the school to park at the on-site parking lot.
32. **Lighting Plan.** All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent properties. (MM)

- a. Exterior lighting for the buildings, parking lot, and the outdoor lunch areas shall be in substantial conformance with the Exterior Lighting Plan.
- b. The parking lot shall be lit so as to create a safe and inviting environment.

33. School Noise.

- a. No outdoor public address system shall be installed or maintained on the subject property. No paging system shall be installed which is audible outside the building in which it is located.
- b. No amplified music or loud non-amplified music is permitted outside.
- c. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
- d. No exterior bells, horns or similar sound-emitting devices are permitted.
- e. Staff members shall monitor the exterior corridors before and after school and between classes, and shall seek to prevent excessive noise.
- f. Staff members shall monitor students at all times they are outside the building, including before and after school, lunch, and any breaks, to prevent excessive or unnecessary noise.

34. There shall be no marching band or playing of marching band instruments outdoors on the subject property at any time.

35. A complaint log shall be maintained of all complaints from nearby property owners or businesses, and a copy of the complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 36. The school administration shall be responsible for disseminating the name and phone number of the representative to the Council Office, all adjoining property owners, and the City Planning Department.

36. **Entitlement Review.** Within two years after the effective dates of this grant, and after the issuance of a Certificate of Occupancy for Building A, Building B, and Building C, the applicant/owner shall be required to file an annual Compliance Report, using Plan Approval forms, with the Director of Planning, the Department of Transportation (LADOT), and the applicable Council District Office for the purpose of evaluating the Project's compliance with the operating requirements of this permit authorization and to evaluate the traffic effects of the Project (including parking) upon the surrounding community.

- a. Upon issuance of the Certificate of Occupancy for each building (Buildings A, B and C), the applicant shall provide a copy of the certificate of occupancy to the Director of Planning for inclusion in the subject City Plan Case file.
- b. Upon review of each Compliance Report, the Director shall determine whether there will be need for additional conditions or measures, and state accordingly in his/her written determination.

- c. If the annual report provides evidence that corrective measures are necessary, the Director may require modifications to these conditions or additional conditions of approval pursuant to the purpose, authority, and procedures set forth in Section 12.27.1 of the Municipal Code.
 - d. The applicant shall submit as part of the annual report to assist the Director in reviewing and evaluating permit compliance a record of any complaints received by the School, from the surrounding community, about project traffic, parking issues, operations, and noise and measures undertaken to resolve legitimate community concerns.
 - e. Each Compliance Report must be accompanied by the payment of appropriate fees and be accepted as complete by the Department of City Planning. The applicant's fee shall be the same as the Plan Approval Fee in accordance with Section 19.01 of the Los Angeles Municipal Code.
 - f. The Plan Approval shall be determined by the Director of Planning, or the City Planning Commission on appeal. Should the Director require a public hearing, public notice shall be made to owners and occupants of property within a radius of 500 feet.
37. All school administrators, faculty and school board members shall be provided a copy of the instant determination.
38. Prior to the issuance of any certificate of occupancy for the school use, the property owner shall submit to the satisfaction of the Department of Transportation a Neighborhood Traffic Protection Plan designed to control the intrusion of school-generated traffic into the surrounding residential neighborhood and prevent on-street school-generated parking in the vicinity.
39. The school shall implement a Traffic Management Program with a Trip Reduction Plan to the satisfaction of the Department of Transportation and the City Planning Department prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

Environmental Conditions

40. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
41. **Aesthetics (Landscape Plan).** A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
42. **Aesthetics (Surface Parking).**
- a. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
 - b. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.

- c. Palm trees shall not be considered in meeting this requirement.
- d. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

43. Aesthetics (Vandalism).

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

44. Aesthetics (Signage).

- a. On-site signs shall be limited to the maximum allowable under the Municipal Code.
- b. Multiple temporary signs in store windows and along building walls are not permitted.

45. Aesthetics (Signage on Construction Barriers).

- a. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- b. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- c. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

46. Aesthetics (Light). Outdoor Lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

47. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

48. Air Pollution (Demolition, Grading, and Construction Activities).

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.

49. Objectionable Odors (Commercial Trash Receptacles).

- a. Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- b. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

50. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA)
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

51. **Tree Report.** Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

52. **Tree Removal (Non-Protected Trees).**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

53. **Erosion/ Grading/ Short-Term Construction Impacts.**

- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

54. Greenhouse Gas Emissions.

a. Only low- and non-VOC-containing paints, sealants, adhesives and solvents shall be utilized in the construction of the project.

55. Explosion/Release (Existing Toxic/Hazardous Construction Materials).

a. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

b. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

56. Land Use/Planning (Air Quality). An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

57. Increased Noise Levels (Landscape Buffer)

a. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

b. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

58. Increased Noise Levels (Demolition, Grading, and Construction Activities).

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 163,574, and any.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

59. Increase Noise Levels (Parking Wall). A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.**60. Public Services – Fire.** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.**61. Public Services – Police.** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.**62. Increased Vehicle Trips/Congestion.** Implementing measures detailed in the Department of Transportation's communication to the Planning Department dated October 22, 2013 shall be complied with.**63. Safety Hazards.**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Project involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- c. All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.

- d. The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
 - e. The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.'
 - f. The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
 - g. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
64. **Emergency Access.** The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
65. **Utilities (Local Water Supplies – All new Construction).**
- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
 - c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
 - f. All restroom faucets shall be of a self-closing design.
66. **Utilities – Solid Waste Recycling.**
- a. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

Administrative Conditions

67. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
68. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
69. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
70. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
71. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
72. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
73. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

74. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

General Plan

- 1. General Plan Land Use Designation.** The subject property is located within the Sylmar Community Plan, adopted by the City Council on August 08, 1997, which is one of the 35 Community Plans that make up the General Plan. The Plan designates the subject property for Very Low I Residential Land Uses corresponding to the RE20 and RA Zones. The existing RA-1-K zoning is consistent with the land use designation of the General Plan as reflected in the adopted Community Plan. School uses are permitted by conditional use in the RA Zone, pursuant to Section 12.24-U,24 of the Municipal Code. Therefore, with approval of the requested conditional use, the proposed expansion of the existing school into a public charter school campus will be in conformance with the land use designation of the City's General Plan.
- 2. General Plan Text.**

Sylmar Community Plan. The Community Plan text includes the following relevant provisions, objectives and policies:

Goal 6:

To secure appropriate locations and adequate facilities for schools to serve the needs of the existing and future population.

Objective 6-1:

To site schools in locations complimentary to existing land uses and community identity.

Policy 6-1.1:

Consider large vacant parcels as a first alternative to accommodate the demand for new schools, prior to the displacement of existing uses.

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.

School Program:

Consider large vacant parcels as a first alternative to accommodate the demand for new schools, prior to the displacement of existing uses.

The proposed project is consistent with the Community Plan as it will allow for the addition of two new high schools to better serve its present and future student population. Partnerships to Uplift Communities (PUC) Valley Campus currently operates out of three different campuses serving grades 6 through 12 and has reached enrollment capacity and is thereby limited in its functionality. The construction of a new school campus will allow the three different schools to be co-located onto one site and allow them to increase their student enrollment to 1,250 students.

Framework Element. The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. It also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the current request:

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 9.31.1 – Work constructively with the Los Angeles Unified School district to monitor and forecast school service demand based upon actual and predicted growth.

Objective 9.32 - Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.

Policy 9.33.1 - Encourage a program of decision-making at the local school level to provide access to school facilities by neighborhood organizations.

The proposed project is consistent with these provisions in that it will provide a quality educational facility to serve local school-age residents and will be located in an area with ongoing and predicted future growth and need. Currently, the enrollment for the three schools is approximately 1,000 students, which has fully maximized all available space located at their off-site campuses. Statistical data highlights that the demand for more schools is expected to continue to grow. As of 2010, the US Census reported that, in the immediate area (91342 zip code), 25.3% of the school age population, (approximately 7,021), attends high school. Statistics indicate that high school enrollment will increase in the near future, as approximately 37.9% of this population, (approximately 10,510), is enrolled in elementary school (grades 1-8). The proposed new school campus will relocate all operations from the three campuses onto one location, thereby allowing for the school to expand, accept new students, and serve the growing community. The proposed high school and middle school facilities will enroll a maximum of 1,250 students, which will be 250 more students than what is currently enrolled.

- 3. The Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. The proposed project has prepared a traffic impact analysis that has been reviewed and approved by the Department of Transportation. Based on the review by the Department of Transportation, the mitigation measures incorporated herewith will reduce any potential traffic impacts of the project to a less than significant level. See traffic approval letter dated October 22, 2013, DOT Case No. SFV-2013-101312 for reference.

Entitlement Findings

4. Conditional Use Findings.

- a. **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 subject property is located within a residential neighborhood that is characterized by one-story single-family residences. The subject site consists of approximately 7.5 acres and is developed with three classroom buildings, a trailer, a surface parking lot, an existing baseball field and a partially completed structure which was designed for additional classrooms, a gymnasium, and an auditorium. The unfinished building was approved on May 14, 2004, by the City Planning Commission, under Case No. CPC-2001-5575(CU)(ZV). Subsequent to the City Planning Commission approval, First Evangelical Lutheran School (the owner at the time) secured and received approvals from the Department of Building and Safety's building permit process and started construction. The owner First Evangelical Lutheran School lost their funding and the project was foreclosed upon by their lender. The lender, now the current owner of the facility and the applicant, are seeking to complete the unfinished building for the middle school (Building A); demolish a trailer and the three existing buildings; to add two new high school buildings to the site to create the PUC Valley Charter School Campus.

The proposed high school buildings will each be 2-story, approximately 38 feet in height, consisting of approximately 27,354 square feet, having a total combined floor area of 54,708 square feet. The proposal includes three lunch shelter areas: one located between the two high school buildings consisting of 1,600 square feet, a 2,000 square-foot area located adjacent to the middle school and a 4,000 square foot area behind the middle school. The campus (inclusive of the high schools and middle school) proposes 186 on-site, surface, automobile parking spaces (151 for staff members and 35 for visitors) and a total of 212 short term bicycle spaces and 6 long term bicycle spaces. The campus will serve grades 6-12, have a maximum capacity of 1,250 students, and a staff of 120, composed of teachers and administrative staff.

This site received its first approval to operate as a school on August 3, 1982 and operated for over 30 years. The Lutheran school ceased operation in 2011. The 2010 US Census report, found that in the immediate area (91342 zip code), 25.3% of the school age population, (approximately 7,021), attends high school. Statistics indicate that high school enrollment will increase in the near future, as approximately 37.9% of this population, (approximately 10,510), is currently enrolled in elementary school (grades 1-8). Granting the approvals will allow the applicant to complete the unfinished/abandoned building, expand the use on the site, provide an opportunity for students in the surrounding area to attend a local tuition-free public charter middle school and high schools in a small school environment that emphasizes small classes and high academic standards. Therefore, the proposed PUC Valley Campus will provide a service that is both essential and beneficial to the community.

- b. 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 land use and zoning within a 500-foot radius of the property reflects a pattern of residential uses. Properties northwesterly of the subject site, fronting along Glenoaks Boulevard, are currently developed with one-story, single family-dwellings and are zoned RA-1-K. Southeasterly to the subject site, fronting along the southwest side of Glenoaks Boulevard is a vacant parcel zoned RA-1-K. Properties located southwest of the subject site, fronting along De Foe Avenue, are also developed with one-story, single family-dwellings and are zoned RA-1-K.

A public school is a complementary use within residential neighborhoods and is properly located within such areas. The residents in the surrounding neighborhood will benefit from having two new high schools and a middle school in their neighborhood. The proposed project involves the relocation of three schools from surrounding neighborhoods onto the 7.5 acre site. PUC Triumph Charter Academy, a middle school which serves grades 6-8, has been operating approximately 0.5 miles away, since 2007. Lakeview Charter High School, a high school, which serves grades 9-10, has been operating approximately 2.5 miles away, since 2010. Triumph Charter High School, also a high school, which serves grades 9-10, has been operating approximately 4.25 miles away, since 2010.

The school's proposed campus is compatible with the existing uses located in the general vicinity. The school use has been on the site for over 30 years. The applicant is proposing to complete the unfinished building and convert it into a middle school and add two new high school buildings. The proposed height and setbacks of the school buildings along with proposed landscaped buffers will ensure that the use will be compatible with the surrounding neighborhood. The Middle School "Building A" is 85 feet away from west property line and 245 away from the south property line. The proposed new high school buildings "Building B and Building C" are located 30 feet away from east property line. While the design of the middle school has already been approved, the applicant is proposing the two new high school buildings with similar architecture. The height of the new buildings will also not exceed the height approved for the partially completed structure.

Given that the subject site has an abandoned unfinished building and has been vacant for two years, the proposed project will create new noise impacts; however, any potential impacts are expected to be reduced to a minimum, given recommended conditions of approval. Outdoor public address systems, paging systems audible outside the subject building, exterior bells, horns, or similar sound-emitting devices are not permitted on-site. In addition, no amplified music or loud non-amplified music is permitted outside.

Extensive conditions of approval are included herein to ensure compatibility with and prevent adverse impacts to adjacent properties and the surrounding neighborhood. Overall, the proposed public charter campus location will benefit the surrounding neighborhood by providing a high quality educational option for high school and middle school students that is free of charge and intended to serve primarily for school students in an under-served area. Therefore, as conditioned, the location, size, height, operations and other significant features of the proposed charter school will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

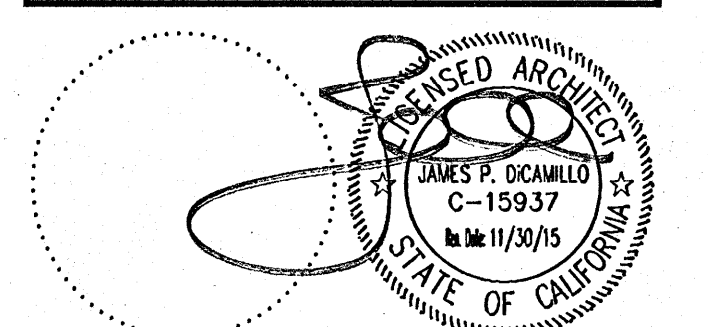
The subject property is zoned RA-1-K with a Very Low I Residential Land Use designation within the Sylmar Community Plan. The RA-1-K Zone permits single - family residential uses; parks and equine uses; accessory buildings. The approval of a conditional use permits charter schools in the RA-1-K Zone. Therefore, with approval of the requested conditional use request, the proposed entitlement of the public charter school campus will be in conformance with the land use designation of the City's General Plan.

The proposed project is consistent with provisions of the Sylmar Community Plan and the General Plan Framework in that it will provide a quality educational facility to serve local school-age residents and will be located in an area with ongoing and predicted future growth and need. Currently, the enrollment for the three off-site schools is approximately 1,000 students, which has fully maximized all available space currently available at those campuses. The 2010 US Census reports that in the immediate area (91342 zip code), 25.3% of the school age population, (approximately 7,021), attends high school. Statistics indicate that high school enrollment will increase in the near future, as approximately 37.9% of this population, (approximately 10,510), is currently enrolled in elementary school (grades 1-8). The proposed new campus will relocate all operations of the existing middle school and high schools to one site, thereby allowing for the school to continue growing, accept new students, and serve the community.

Environmental Findings

- 8. Environmental Finding.** A Mitigated Negative Declaration (ENV-2013-1496-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.
- 9. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone C, areas identified on the flood map as areas of moderate or minimal hazard from the principal source of flood. Currently, there are no flood zone compliance requirements for construction in these zones.

PUC VALLEY CAMPUS HIGH SCHOOL
PARTNERSHIPS TO UPLIFT COMMUNITIES
13361 GLENOAKS AVENUE
SLYMAR, CALIFORNIA 91342



CONSULTANT

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 7/15/14
Comments: 4913

NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: CHECKED:
DATE: 08/20/13 SCALE: AS NOTED
PROJECT NUMBER: 12193.01

OVERALL NEW SITE PLAN

DRAWING NUMBER: **A1.1**

- (CONTINUOUS LINES), (N) ITEMS TO BE INSTALLED: CURBS / HARDSCAPE / STAIRS / ETC
 - (N) 6'-0" TUBE STEEL FENCE, REF DET 2, 4 AND 20/2.2
 - (N) 8'-0" HIGH CHAIN LINK FENCE REF DET 17 AND 18/2.2
 - (N) HIGH SCHOOL BUILDINGS
 - (N) 20'-0" WIDE FIRE LANE REF DET 4D/3.1
 - (N) A.C. PAVING REF DET 4/3.1
 - (N) CONCRETE PAVING 2, 5 AND 9/3.1 SEE CIVIL PLANS FOR HIGH TRAFFIC LOCATIONS
 - (N) LANDSCAPING REF LANDSCAPE DWGS
 - (N) DECOMPOSED GRANITE REF LANDSCAPE DWGS
 - (E) NATURAL GROUND
 - (N)/(E) SCHEDULED GATE REF 132.2
- NEW / EXISTING
- PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1103B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6) ARCHITECT SHALL VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.
- FOR GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WAY IN THE PATH OF TRAVEL, GRID/OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.

- LEGEND**
- GENERAL NOTES:
- REMOVE ALL IRRIGATION PIPING AND SPRINKLER HEADS AND CAP.
 - REMOVE ALL ABOVE GRADE ELECTRICAL MONUMENTS, PROTECT WIRING AND GEAR AND REINSTALL FLUSH WITH NEW GRADE.
 - RECESS ALL EXISTING MONUMENTS BELOW 12" BELOW NEW FINISH GRADE.
 - REF CIVIL DWGS FOR STORM / SEWER DEMOLITION AND REMOVAL.
 - REF ELECTRICAL DWGS FOR ELECTRICAL EQUIPMENT DEMOLITION.
 - REF LANDSCAPING DWGS FOR IRRIGATION / COOLING SYSTEM AND LANDSCAPING DEMOLITION.
 - REMOVE FINISH SURFACE AND BASE PER SOILS REPORT WHERE NEW BUILDINGS ARE PROPOSED.
 - REFERENCE DETAIL 14/3.1 FOR MOW STRIP AROUND BUILDING, TYPICAL.
 - REFERENCE STREET IMPROVEMENT PLANS FOR WORK AT GLENOAKS BLVD.
 - DOUBLE STRIPING OF STALLS SHALL BE PER FIG 7 OF THE CITY OF LA BLDG DEPT STANDARDS.

GENERAL NOTES

TOTAL PARKING SPACES = 188	STALL TYPE		TOTAL
ACCESSIBLE PARKING SPACE REQD (2010 UBC TABLE 11B-8) = 6	STANDARD	ACCESSIBLE	
		STANDARD VAN	
	180	3	3
			188

- PARKING TABULATION**
- (0200) (E) FIRE HYDRANT
 - (0201) (N) FLAG POLE REF DET 17/10.2
 - (0202) (N) EXTERIOR DRINKING FOUNTAIN REF DET 20/5.1
 - (0203) (N) TRAFFIC ARROW REF DET 3/10.2
 - (0204) (N) PAINTED FIRE LANE CURB REF DET 19/10.2
 - (0205) (N) FIRE LANE SIGN REF DET 2/10.2
 - (0206) (N) TOW AWAY PARKING SIGN REF DET 19/10.2
 - (0207) (N) BUS LOADING ONLY SIGN REF DET 6/10.2
 - (0208) (N) PARENT DROP-OFF ONLY SIGN REF DET 7/10.2
 - (0209) (N) THICK PAINTED WHITE PARKING STALL LINE STRIPES TYP
 - (0210) (N) KNOX BOX PER LA COUNTY FIRE DEPARTMENT STANDARD
 - (0211) (N) CONCRETE GUTTER SEE CIVIL DWGS
 - (0212) (N) C.I. FENCE REF DET 20/2.2
 - (0213) (N) CMU YARD WALL REF 17/3.1 AND STRUCT. DWGS
 - (0214) (N) AREA DRAIN SEE CIVIL PLANS
 - (0215) (N) DOUBLE DETECTOR CHECK VALVE SEE CIVIL DWGS
 - (0216) (N) FIRE HYDRANT WITH TWO PIPE BOLLARDS SEE CIVIL PLANS
 - (0217) (E) 6'-0" CMU RETAINING WALL REF DET 19/3.1 AND STRUCT DWGS
 - (0218) (N) CMU RETAINING WALL AT BLDG REF DET (HARD COURTS) & 16(FIRE LANE)S.4
 - (0219) (N) NO LEFT TURN TRAFFIC SIGN, REFLECTORIZED (REF STRIPING AND SIGNAGE PLAN)
 - (0220) (N) RIGHT TURN ONLY TRAFFIC SIGN, REFLECTORIZED (REF STRIPING AND SIGNAGE PLAN)
 - (0221) (N) RAISED DELINEATORS (REF STRIPING AND SIGNAGE PLAN)
 - (0222) (N) 8" WIDE, 4" HIGH CONCRETE CURB REF DET 8 & 16/3.1, SIM
 - (0223) (N) 8" WIDE CONCRETE RETAINING WALL REF DET 19/3.1
 - (0224) (N) RETAINING WALL REF 11 AND 13/3.1 AND STRUCT. DWGS
 - (0225) (N) 12" WIDE CONCRETE MOW STRIP AROUND BUILDING, REF DET 14/3.1
 - (0226) (N) 18" WIDE PCC GUTTER WITH CURB, REF CIVIL DWGS
 - (0227) (N) CONCRETE CURB RAMP REF DET 10/3.1
 - (0228) (N) DISCRETIONAL ACCESS SIGN REF DET 19/10.1
 - (0229) BIKE RACK (SHORT TERM BIKE STORAGE)
 - (0230) WATER FILTRATION SYSTEM, SEE CIVIL PLANS
 - (0231) BIKE STORAGE UNIT (LONG TERM BIKE STORAGE)

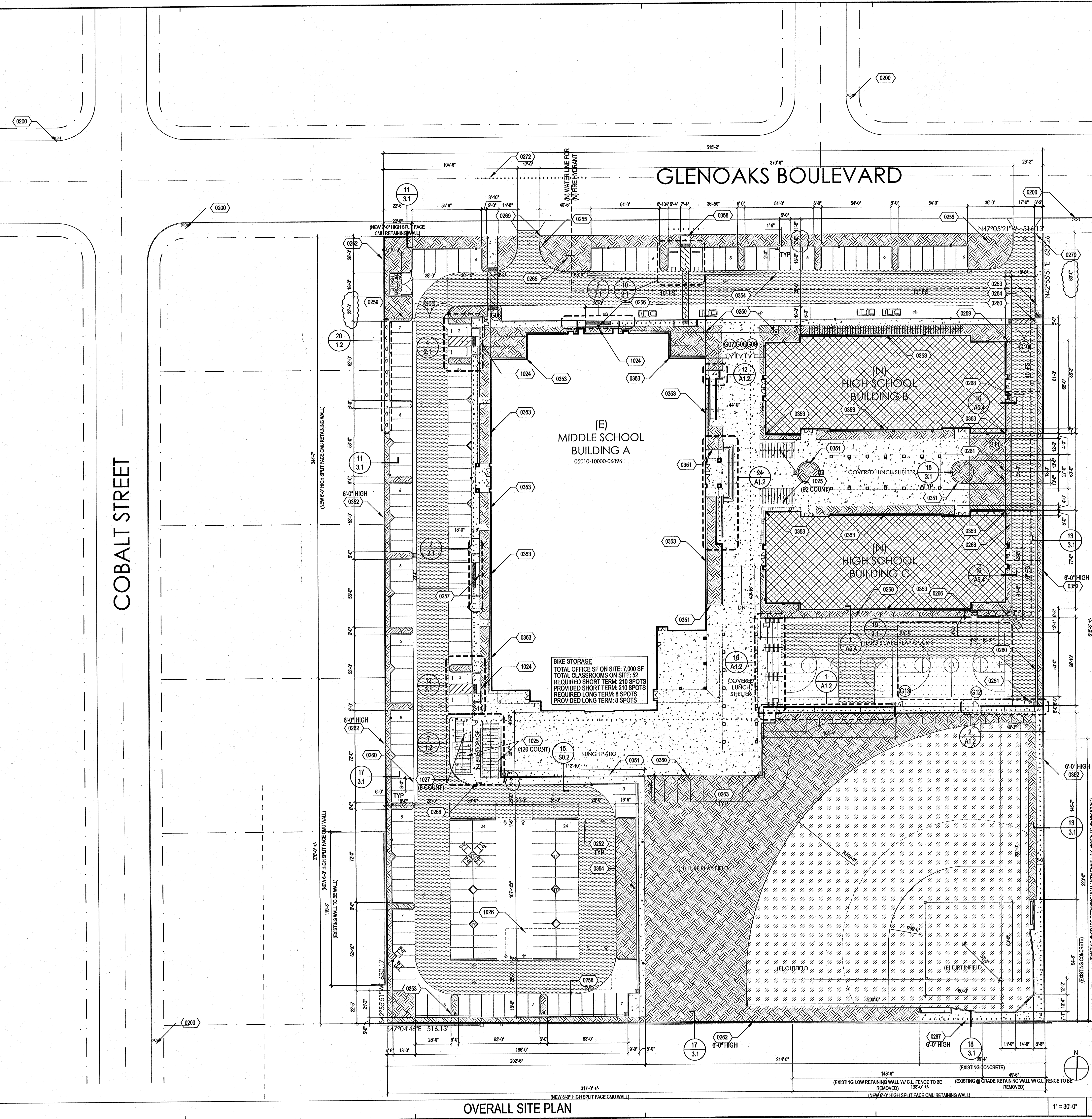


EXHIBIT D

APPEAL #1

Case No. CPC-2013-1495-CU-PA1-1A



APPLICATIONS:

APPEAL APPLICATION

CPC-2013-1495-PA1-1A

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning
- Zoning Administrator

Regarding Case Number: CPC-2013-1495-CU-PA1

Project Address: 13351-13377 N. GLEDOAKS BL.

Final Date to Appeal: 7/2/21

2. APPELLANT

Appellant Identity:
(check all that apply)

- Representative
- Property Owner
- Applicant
- Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative
- Owner
- Applicant
- Aggrieved Party
- Operator

3. APPELLANT INFORMATION

Appellant's Name: MANUEL MARTINEZ

Company/Organization: OWNER / RESIDENCE

Mailing Address: 15120 COBALT ST.

City: SULMAR State: CA Zip: 91342

Telephone: 818 935-4299 E-mail: PACBLUE2@GMAIL.COM

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self
- Other: _____

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): N/A

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Manuel P. Torres*

Date: 6/27/21

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

1. Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant and must provide noticing and pay mailing fees.**

a. Appeal Fee

Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

2. Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.

Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee: 89.00	Reviewed & Accepted by (DSC Planner): <i>Miguel Gamboa</i>	Date: 4/30/21
Receipt No: <i>INVOICE 75375</i> <i>Online Payment (attached)</i>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified	<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)	

Date 6/27/21

Appeal Application Case CPC-2013-1495-CU-PA1
Location- 13351-13377 N Glenoaks Blvd. Sylmar California

As a resident of 15120 Cobalt St for over 50 years I appeal this conditional use permit for the expansion of the PUC schools for several reasons. There is major traffic on Cobalt st between Herrick st and Glenoaks Blvd. Some 500 hundred cars use Cobalt St daily to access Herrick Elementary school and the PUC schools making a safety concern for the residence on Cobalt street and the students. On school mornings Cobalt is blocked off by the line of parents dropping off children at the elementary school on one side of Cobalt and the line of students and parents entering Glenoaks Blvd to enter the PUC schools.

Item #2- The conditional use plan says there is to be 186 marked parking spaces for expansion . I count the current parking spaces at 162 now and I see no room for expansion.

Item #7- The plan is to expand the enrollment to 1,300 students and that is way to many for the area. That makes the approximate number of cars entering the PUC schools to about 900 cars on a daily basis to drop off and to pickup.

Item #8- Currently half of those 900 cars enter the schools using

Cobalt st onto Glenoaks Blvd and the same number of cars return for pick ups in the afternoon. Included is the traffic flow chart showing the path of traffic onto the PUC schools.

Residents are blocked in by the line of traffic on Herrick street to the south and blocked in by the traffic of Cobalt and the vehicles entering Glenoaks to the north. Both schools block off traffic flow in the mornings and the afternoons.

Item #9-The drop off and pick up zone is noted on this plan but to get there 50% of the traffic comes off of Cobalt st causing the traffic jam. With no signal or sidewalks on a busy Glenoaks Blvd, this is a major safety hazard. There have been three auto accidents in the last 30 days on the corner of Cobalt st and Glenoaks Blvd. Councilwoman Monica Rodrigues of district 7 has been notified of this traffic situation and no solution has been brought forth yet. The intersection of Cobalt St and Glenoaks Blvd is a major hazard due to the hedges and the telephone pole on the north side of the street that blocks the viability on oncoming traffic and on the south side by a solid wall that is out of city code compliance. Expansion to the PUC attendance would just add to the hazard.

Item #10- Traffic and parking monitors do no good just 500 feet from Glenoaks Blvd due to the long line that goes back to the next block Herrick St.

Item#14- There should be no leasing or renting out of the PUC facility due to the traffic and parking problems. Who is going to monitor the parking situation on residential streets during those times of those events. Will there be monitors on

weekends and at all hours during the full duration of the events.

Item#34- No parking on public streets? It is mostly the students and parents who park on Cobalt not teachers. This paragraph left out the true violators.

This conditional use by the PUC schools has not addressed complaints by the local residents under The Public Correspondence section.

To remedy the traffic jams monitors should be used to halt all traffic from entering Cobalt St to get to the PUC loading zone and use Glenoaks Blvd only.

Sincerely Manuel Martinez resident on Cobalt street for over 50 years.

A handwritten signature in cursive script, appearing to read "Manuel Martinez".



PUC Triumph
Charter Academy

CASE #
CPU-2013-1495-CU-PA1

Applicant Copy
 Office: Van Nuys
 Application Invoice No: 73375

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



6800173375



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit <https://planning.lacity.org/pdiscaseinfo/> and enter the Case Number.

Receipt Number:010721EC0-C172CED4-CDD8-45F5-BA18-83E98EA92B0C, Amount:\$109.47, Paid Date:06/30/2021

Applicant: MARTINEZ, MANUEL (818-9354299)
Representative:
Project Address: 13361 N GLENOAKS BLVD, 91342

NOTES: Appeal of Plan Approval decision by an aggrieved party.

CPC-2013-1495-CU-PA1-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

Council District: 7
 Plan Area: Sylmar
 Processed by GAMBOA CAMPOS, MIGUEL on 06/30/2021

Signature: _____

Building & Safety Copy
 Office: Van Nuys
 Application Invoice No: 73375

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



6800173375



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit <https://planning.lacity.org/pdiscaseinfo/> and enter the Case Number.

Receipt Number:010721EC0-C172CED4-CDD8-45F5-BA18-83E98EA92B0C, Amount:\$109.47, Paid Date:06/30/2021

Applicant: MARTINEZ, MANUEL (818-9354299)
Representative:
Project Address: 13361 N GLENOAKS BLVD, 91342

NOTES: Appeal of Plan Approval decision by an aggrieved party.

CPC-2013-1495-CU-PA1-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

Council District: 7
 Plan Area: Sylmar
 Processed by GAMBOA CAMPOS, MIGUEL on 06/30/2021

Signature: _____

EXHIBIT E

APPEAL #2

Case No. CPC-2013-1495-CU-PA1-1A



APPLICATIONS:

APPEAL APPLICATION

CPC-2013-1495-CU-PA1-TA

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission, City Planning Commission, City Council, Director of Planning, Zoning Administrator

Regarding Case Number: CPC-2013-1495-CU-PA 1
Project Address: 13351-13377 N. Glenoaks Boulevard
Final Date to Appeal: July 2, 2021

2. APPELLANT

- Appellant Identity: Representative, Applicant, Property Owner, Operator of the Use/Site, Person, other than the Applicant, Owner or Operator claiming to be aggrieved

- Person affected by the determination made by the Department of Building and Safety: Representative, Applicant, Owner, Operator, Aggrieved Party

3. APPELLANT INFORMATION

Appellant's Name: Martha De La Mora
Company/Organization:
Mailing Address: 15110 Cobalt St
City: Sylmar State: CA Zip: 91342
Telephone: (818) 425-7846 E-mail: marthadlm@msn.com

- a. Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self, Other
b. Is the appeal being filed to support the original applicant's position? Yes, No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: see attached

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: [Signature] Date: 6-29-21

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

1. Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

2. Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee: <i>\$89.00</i>	Reviewed & Accepted by (DSC Planner): <i>Dang Nguyen</i>	Date: <i>7/2/2021</i>
Receipt No: <i>invoice 73451</i> <i>Online Payment (attached)</i>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

6/29/21

1. The reason for the appeal:

CPC-2013-1495-CU-PA1-1A

I would like to appeal the decision for the plan approval, since I believe there were certain approvals that did not take our concerns into consideration or that require additional research.

Although emails received are outlined on page 21, there is disregard for some of the concerns.

2. Specifically the points at issue:

Page 2, Section 2, in regards to Parking, is giving conditional approval with 186 parking spots. Page 20 indicates that in 2004 an approval was given for 230 parking spaces in lieu or 287 then required. The current approval is for 186 parking spaces. There is not enough parking on the campus. This number needs to increase to accommodate existing members.

Page 2, Section 7, in regards to Use, is giving conditional approval of 1300 students.

There is no study that shows how many local students attend the schools. There is an overage for the 1250 limit, since there is enrollment of 1284. That in itself does not prove a need for this area of Sylmar to increase limits, nor that those students are coming from the area. There are numerous parking and traffic issues that have not been resolved. Let's wait to see if proposed monitoring and changes work, before increasing the number of students attending.

Page 3, Section 10 and 11. Monitors have been mentioned for drop off and pick up times, but only for 500 feet and not for events. Monitoring needs to occur down the entire Cobalt St, not just 500 feet. The whole block is affected. Stated process for violations for events, like on Page 3, Section 11 would be helpful. Monitoring also needs to occur when events happen.

Page 4, Section 14, in reference to renting out the school as a venue. This will bring in more people that do not care about our community. It will aggravate an already existing problem that has not been resolved. Please reconsider allowing the rental of the school as a venue. One point shows it is approving use on Saturday's. Hours of operation have also been extended for the week. With the additional Saturday, residents would have almost no down time from the school's activities on weekends. Summer use of the school further limits that.

Page 6, Section 20, Increases the monthly events to 6 per month. They currently have 5, and that is too many. Please leave it at 5 or less.

Page 7, Section 25, recommends to notify properties within 500 feet, of upcoming events. Since the whole street is affected all residents on Cobalt St should be notified of upcoming events.

Page 8, Section 38, in reference to a complaint log, should be available for any neighbor who requests it, not just those at 500 feet.

Page 8, Section 39, in reference to public notices, should be made to owners and occupants of properties within the radius of the entire block.

Page 11, States Commercial trash bins will be placed 50 feet from residences. Bins could be placed further, if it takes into consideration the noise at pick up time and that it is at early hours of the morning. In the past, pick up was as early as 5 am, which was earlier than the 7 am approved time. If the new approval is for 6 am, can we expect to have trash pick up adjacent to our homes at 4 am? These are past things to consider, in hopes of establishing a realistic parameter.

Page 27, Special Events, states "it should be noted PUC has not received complaints about special events thus far". Yet, there are issues that result as with the pick up and drop off. The fact that we have voiced our concerns more about these does not mean that all is fine when special events occur. The problems are very similar. There is overage parking on the residential street as well as noise, trash and safety issues.

Page 28, supports an increase in students and claims a demand for education. Again, research has not been shared to support this. The over enrollment could be due to servicing of students outside of our area.

3. How you are aggrieved by the decision:

As a neighbor who shares a common wall, the points listed above affect my daily life. Increasing the number of students, number of events and hours of operation and the use of the school as a venue has a direct impact on so many levels. They range from my safety and the safety of others as well as negatively changing our community.

4. Why you believe the decision-maker erred or abused their discretion:

Perhaps there was not enough information regarding how many students that live in the area are actually served, and that there may not be an increase in those. Therefore, showing an increase in people from out of the area being served, and no need to increase the student enrollment.

For other points made, it would take someone actually coming out at a drop off, pick up or event time in order to see how the concerns impact our community, street and individual residences. Please reconsider the comments and suggestions from the residents from the December hearing as well as those in our appeals. Please reconsider the extended Saturday use, as it does not allow down time from school activities.

The traffic light at Glenoaks and Cobalt has been approved but not put in. Any support for that is greatly appreciated.

Respectfully submitted by:



Martha De La Mora

Applicant Copy
 Office: Van Nuys
 Application Invoice No: 73451

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



6800173451



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit <https://planning.lacity.org/pdiscaseinfo/> and enter the Case Number.

Receipt Number:020721EBF-3B9B871C-66CC-4353-AD28-A6445AE867A3, Amount:\$109.47, Paid Date:07/02/2021

Applicant: DE LA MORA, MARTHA (B:818-4257846)
Representative:
Project Address: 13351-13377 N GLENOAKS BLVD, 91342

NOTES: APPEAL OF THE WHOLE PLAN APPROVAL DECISION BY AN AGGRIEVED PARTY.

CPC-2013-1495-CU-PA1-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

Council District: 7
 Plan Area: Sylmar
 Processed by MCCOY, NOAH on 07/02/2021

Signature: _____

Building & Safety Copy
 Office: Van Nuys
 Application Invoice No: 73451

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit <https://planning.lacity.org/pdiscaseinfo/> and enter the Case Number.

Receipt Number:020721EBF-3B9B871C-66CC-4353-AD28-A6445AE867A3, Amount:\$109.47, Paid Date:07/02/2021

Applicant: DE LA MORA, MARTHA (B:818-4257846)
Representative:
Project Address: 13351-13377 N GLENOAKS BLVD, 91342

NOTES: APPEAL OF THE WHOLE PLAN APPROVAL DECISION BY AN AGGRIEVED PARTY.

CPC-2013-1495-CU-PA1-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

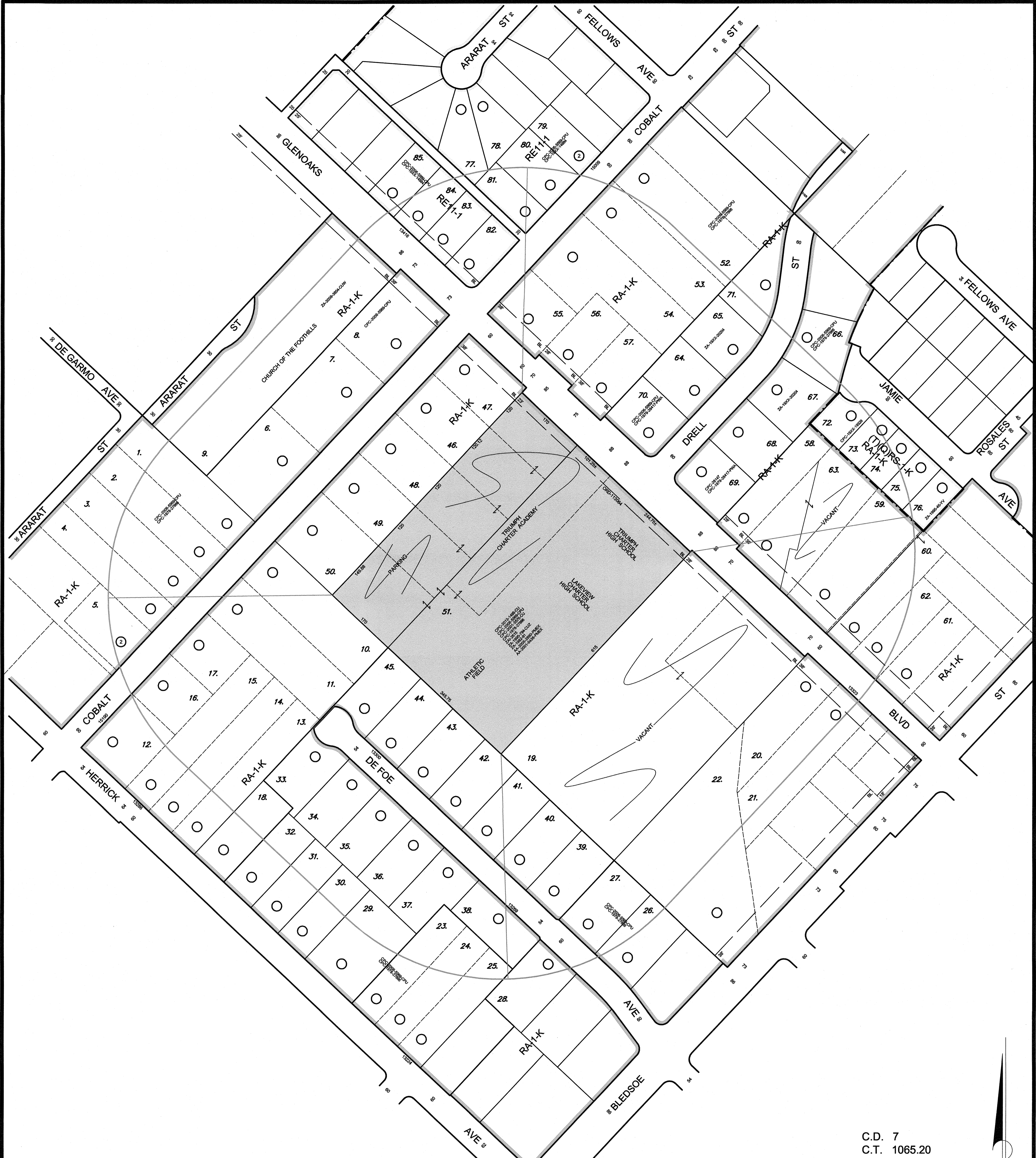
Council District: 7
 Plan Area: Sylmar
 Processed by MCCOY, NOAH on 07/02/2021

Signature: _____

EXHIBIT F

MAPS

Case No. CPC-2013-1495-CU-PA1-1A



LEGAL: LOT 2 AND PORTION OF LOT 1, BLOCK 150, LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS TRACT, M.R. 53-27(SEE APPLICATION).

C.D. 7
 C.T. 1065.20
 P.A. SYLMAR

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

PLAN APPROVAL

SITE ADDRESS:
 13351-13377 N. GLENOAKS BL.

CASE NO.
 DATE: 03-16-2020
 SCALE: 1" = 100'
 USES FIELD
 D.M. 225 B 145
 T.B. PAGE: 481 GRID: H-3

7.29 NET AC.



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 13351-77 N. GLENOAKS BLVD.

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM