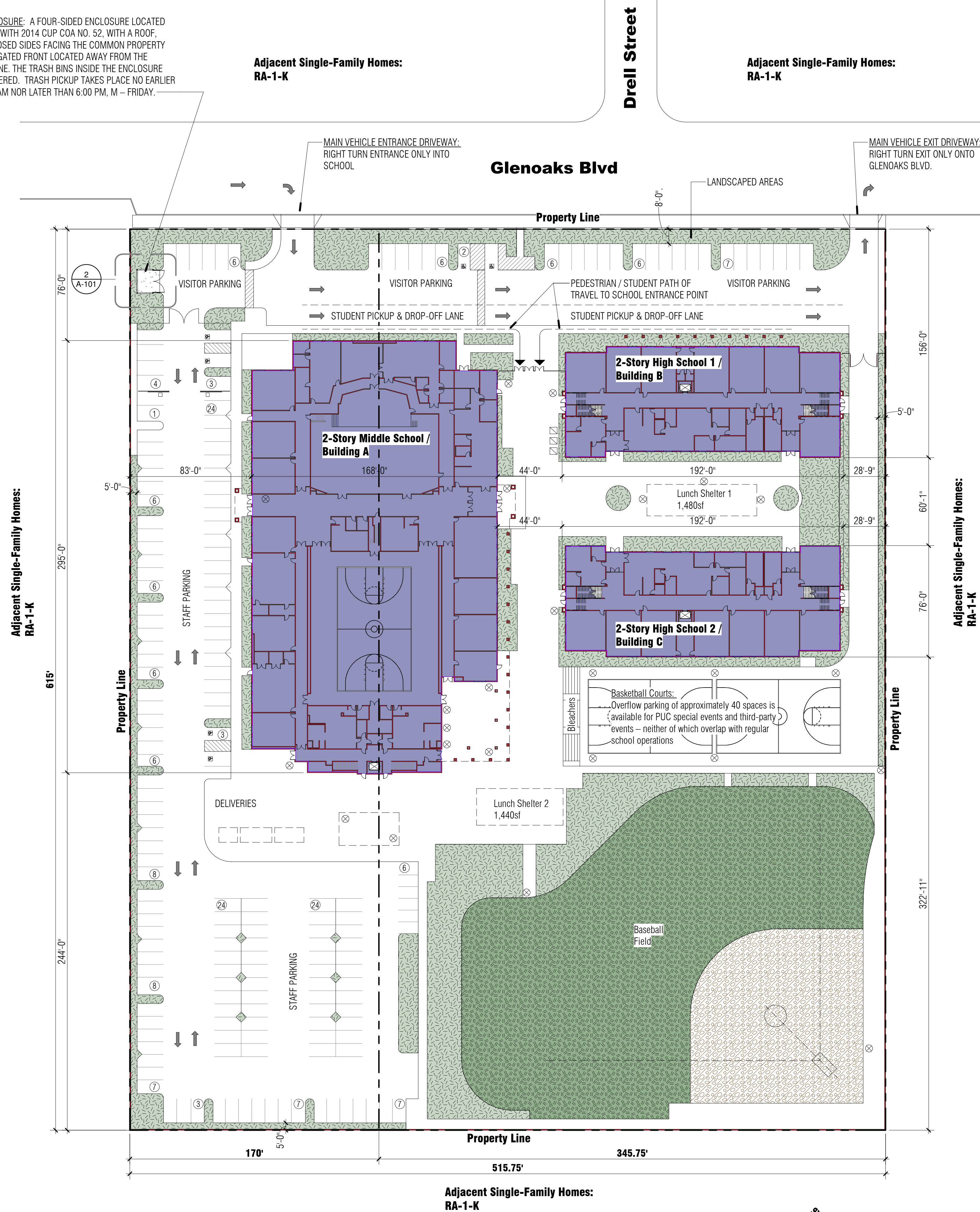
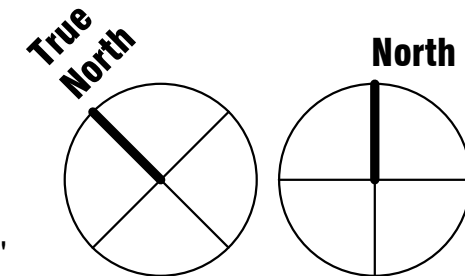
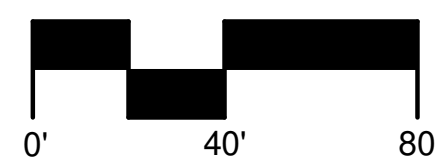


TRASH ENCLOSURE: A FOUR-SIDED ENCLOSURE LOCATED CONSISTENT WITH 2014 CUP COA NO. 52, WITH A ROOF, THREE ENCLOSED SIDES FACING THE COMMON PROPERTY LINE, AND A GATED FRONT LOCATED AWAY FROM THE PROPERTY LINE. THE TRASH BINS INSIDE THE ENCLOSURE WILL BE COVERED. TRASH PICKUP TAKES PLACE NO EARLIER THAN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



1 Site Plan
1" = 40'-0"



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

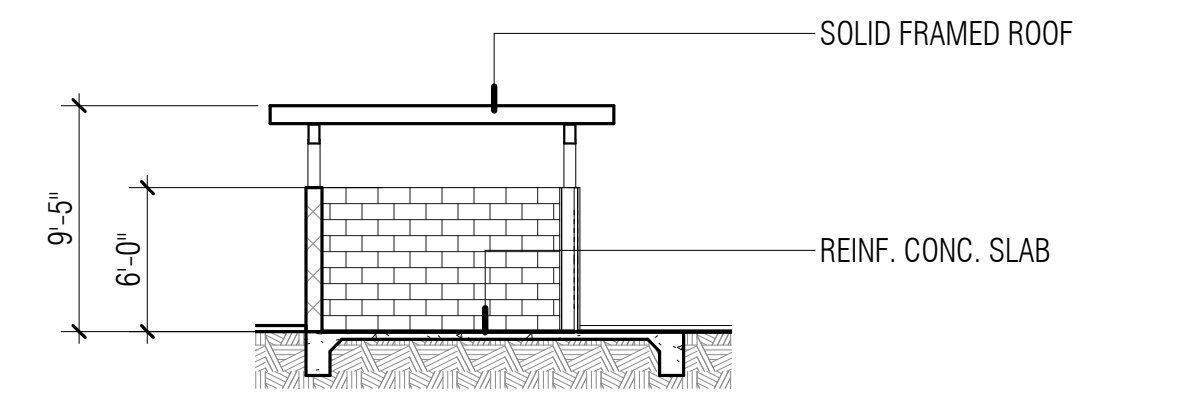
Table 1 - Building Floor Areas

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

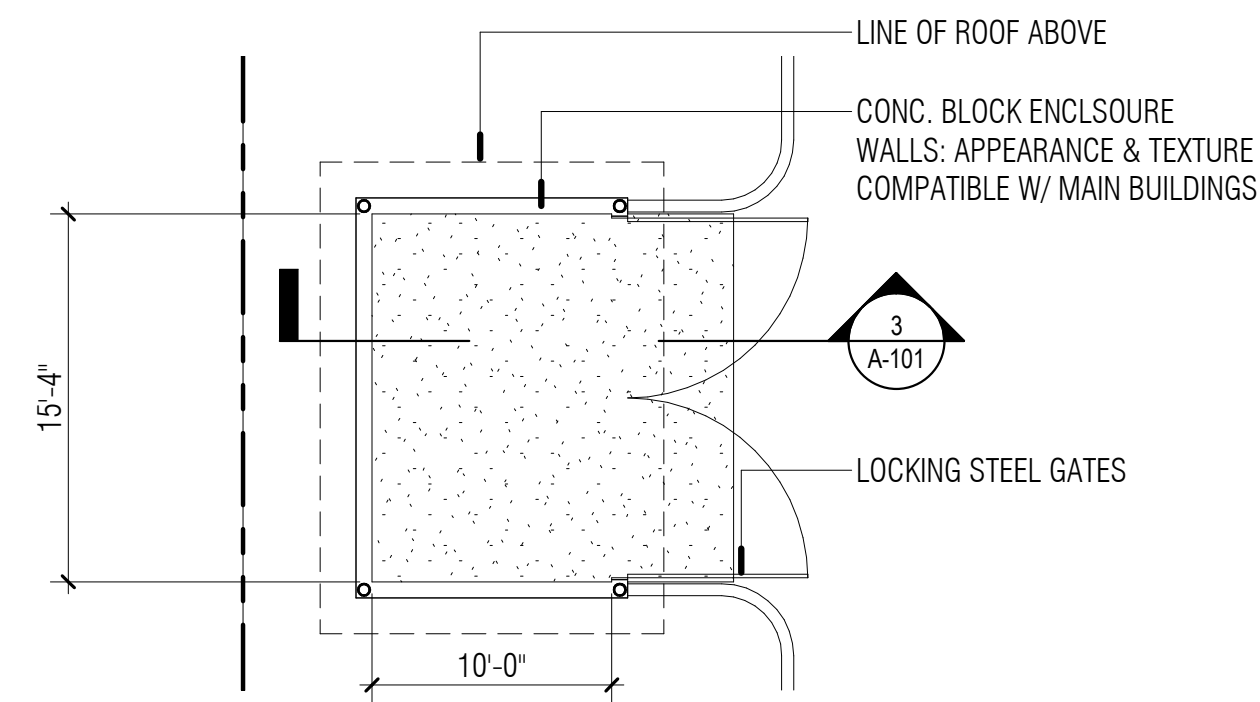
Outdoor Structures	Square Footage Maximum (per CoA No.6)	Building Square Footage per Certificate of Occupancy
Lunch Shelter 1	1,600 sf	1,480 sf
Lunch Shelter 2	2,000 sf	1,440 sf

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

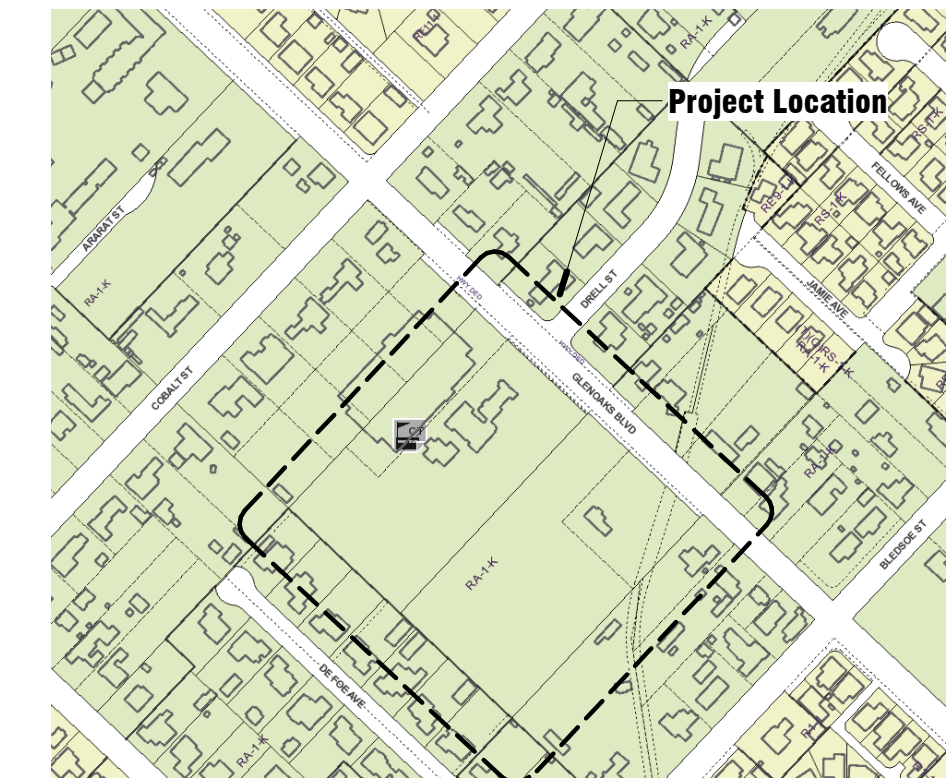
Jurisdictional Information
Community Plan Area Sylmar
Area Planning Commission North Valley
Neighborhood Council Sylmar
Council District CD 7 - Monica Rodriguez
Census Tract # 1065.20
LADBS District Office Van Nuys

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 I 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

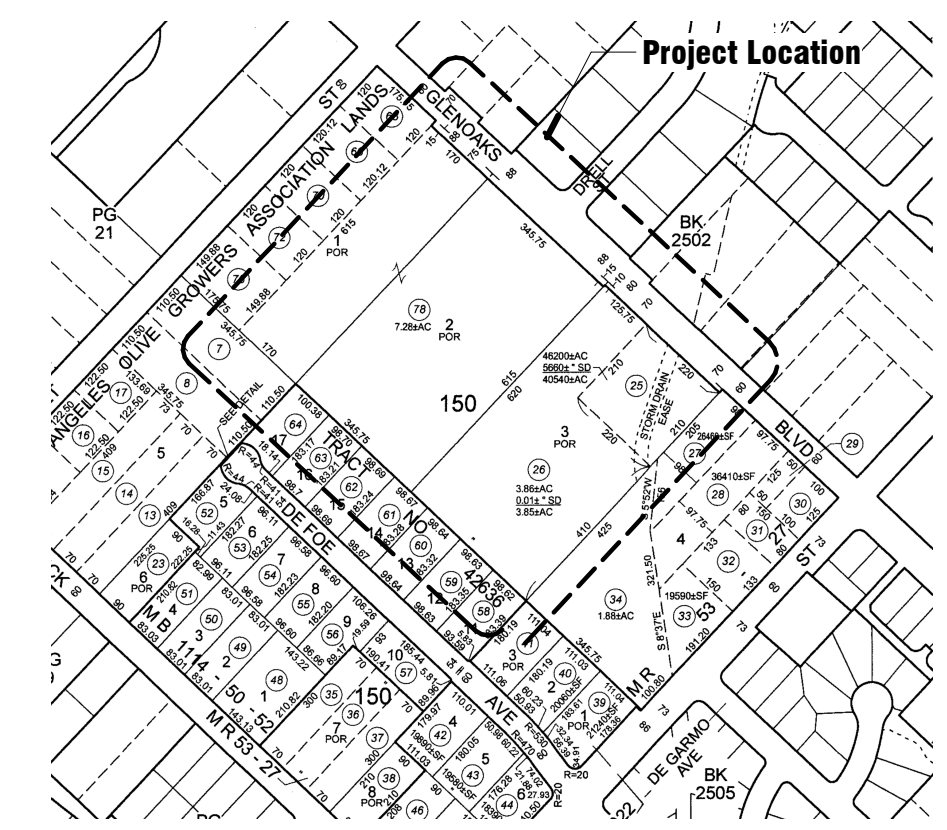


EXHIBIT "A"
Page No. 1 of 1
Case No. CPC-2013-1495-CU-PA-1A

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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