

CALL AND NOTICE OF SPECIAL MEETING

CITY OF HUNTINGTON PARK Planning Commission

CALLED BY CHAIR ANGELICA MONTES

NOTICE IS HEREBY GIVEN That a Special Meeting of the City of Huntington Park Planning Commission will be held on Tuesday, April 30, 2019, at 6:30 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

AGENDA

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Angelica Montes
Commissioner Eduardo Carvajal
Commissioner Irving Pacheco
Commissioner Jonathan Sanabria
Commissioner VACANT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

REORGANIZATION

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

PUBLIC HEARING

- 1. CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT- A REQUEST TO MODIFY CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR THE EXISTING CHARTER SCHOOL WITHIN THE RH (HIGH DENSITY RESIDENTIAL) ZONE ON PROPERTY LOCATED AT 6100 CARMELITA AVENUE**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and

3. Approval of Resolution No. 2019-02, approving a modification to Conditional Use Permit Case No. 2014-01A in connection with property located at 6100 Carmelita Avenue, within the RH (High Density Residential) zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, May 15, 2019 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park's City Hall and made available at www.hpca.gov on the 25th of April 2019.



Carlos Luis



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 30, 2019

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT MODIFICATION**

REQUEST: **TO MODIFY CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR AN EXISTING CHARTER SCHOOL WITHIN THE RH (HIGH DENSITY RESIDENTIAL) ZONE**

APPLICANT: Casey Hoffman and Dustin Katch of Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROPERTY OWNER: Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROJECT LOCATION: 6100 Carmelita Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6318-028-900 and 6318-029-900

PRESENT USE: Charter School

PROJECT SIZE: 34,280 square foot (Existing Charter School)

SITE SIZE:

6318-028-900:	74,420 sq. ft. (1.71 acres)
6318-029-900:	6,435 sq. ft. (0.15 acres)
Total:	80,855 sq. ft. (1.86 acres)

GENERAL PLAN: Residential High-Density

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ZONE: R-H (High-Density Residential)

SURROUNDING

LAND USES:

North: Public Park/Community Center/Public School (O-S and P-F)

West: Residential (R-H)

South: Residential (R-H)

East: Residential (R-H)

MUNICIPAL CODE

REQUIREMENTS FOR A

CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires a Conditional Use Permit. Per HPMC Section 9-2.1103, each Conditional Use Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Conditional Use Permit shall be reviewed by the Director prior to determination by the Planning Commission.

REQUIRED FINDINGS

FOR A CONDITIONAL

USE PERMIT:

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

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4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

ENVIRONMENTAL REVIEW:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The proposed project has been determined to be Categorically Exempt pursuant to Article 19, Section 1314, which allows for minor additions to schools where additions do not increase original student capacity by more than 25% or ten classrooms, whichever is less.

PROJECT BACKGROUND:

- ***Planning Commission Review History***

On July 2, 2014, the Planning Commission approved Conditional Use Permit and Development Permit Case No. 2014-01 allowing for the construction and operation of a public charter school and a 5-story structure consisting of 100 parking spaces and 36 apartment units.

On June 15, 2016, the Planning Commission approved a request to modify Conditional Use Permit Case No. 2014-01 by removing the construction of a 5-story structure consisting of 100 parking spaces and 36 apartment units. The modification was approved as Conditional Use Permit Case No. 2014-01A.

- ***Proposed CUP Modification***

The applicant is requesting an additional modification to CUP Case No. 2014-01A, by increasing student enrollment from 400 students to 426 students. Specifically, the request will amend condition number 65 of Planning Commission Resolution No. 2014-01A, which reads as follows:

“65. School enrollment shall not exceed 400 students.”

- ***Site Information***

The subject site is located on the southeast corner of Carmelita Avenue and 61st Street. The subject measures approximately 80,855 square feet. The subject site is currently developed with a charter school operated by Aspire Public Schools. The site also is developed with a playground, landscaping, and an off-street parking lot.

- ***Off-Street Parking and Circulation***

A total of 45 off-street parking spaces exist on the subject site. Three (3) of the 45 spaces are handicap accessible. The existing parking lot is exclusively utilized by the staff of the charter school.

The subject site is served by two driveways. Vehicles enter the subject site off of the driveway located along 61st street and exit off of the driveway located on Carmelita Avenue. The driveway is a two-lane driveway that measures approximately 28 feet in width. The vehicular circulation on the subject site is one directional.

**PROJECT
ANALYSIS:**

- ***CUP Modification***

Since the initial operation in August of 2015, Aspire Antonio Maria Lugo Academy (AMLA) has maintained enrollment at or above the maximum 400 student enrollment. After meeting with the City to discuss enrollment capacity, AMLA made the necessary adjustments to reduce student enrollment in compliance with the conditions of approval.

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In the memorandum dated April 4, 2019 submitted by Aspire, they note that a continuing demand for additional educational services is growing. As a result, Aspire proposes to increase student enrollment from 400 students to 426 students. As stated in the April 4, 2019, memorandum, the increase of 26 students will better serve the Huntington Park Community and alleviate the growing waitlists for first and second grades. The additional 26 students will make use of an existing classroom, located on the second floor that is not in current use. The classroom was previously approved as part of the original development; however, Aspire elected not to utilize it for instructional purposes.

Student enrollment is proposed to increase approximately 6.5%. The proposed increase is not anticipated to create any occupancy issues. In order to ensure no occupancy issues arise, a condition of approval has been included requiring Aspire to obtain approval from the Department of State Architecture.

It is worth noting that the proposed modification does not include any new construction, building expansion, or increase in building square footage.

- ***Off-Street Parking and Circulation***

The following table identifies the required number of parking spaces for the existing school with a capacity of 400 students and the parking requirement for the proposed modification of the school with a capacity of 426 enrolled students:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Provided
School	1 per 10 students (400 students/10)	45 spaces
Total	40 spaces	
School	1 per 10 students (426 students/10)	45 spaces
Total	43 spaces	

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A total of 40 parking spaces are required for the existing charter school. This was calculated utilizing the ratio of 1 parking space for every 10 students. The existing site has a total of 45 parking spaces, resulting in a surplus of 5 parking spaces.

The proposed increase of 26 students requires a recalculation of required parking spaces for the school. With a total enrollment of 426 students, the existing school is required a minimum of 43 parking spaces. The existing parking count of 45 will result in a surplus of 2 parking spaces. The proposed increase in student enrollment will still be in compliance with the required parking for the project.

According to the memorandum dated April 4, 2019, Aspire states that they have been in compliance with the previously submitted Traffic Study prepared for the original project. Specifically, AMLA remains below the average daily vehicle trips to and from the site. A condition of approval is included requiring submittal of a Traffic Impact Analysis memorandum for the proposed student enrollment increase. The Traffic Engineer of record who prepared the original Traffic Impact Analysis report shall prepare the memorandum. In addition, the memorandum shall clarify if the proposed project will remain in compliance with the average daily vehicle trips to the site and clarify if the project will have any impacts on existing levels of service on surrounding streets.

- ***Neighborhood Recruitment Plan***

Annually, AMLA prepares a Neighborhood Recruitment Plan (NRP) for the academic school year. A copy of the NRP for the 2019-2020 school year is attached for your reference. The 2019-2020 NRP indicates that the goal of the plan is to “ensure that as many families within the 61st Street and Carmelita Avenue area of Huntington Park are aware of the following:

1. AMLA instructional program and the expectation of “College for Certain” and
2. The lottery dates and procedures (Lottery Date: Friday, April 5, 2019)”

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Approximately 41% of AMLA's current student enrollment resides in Huntington Park. By implementing the NRP, it is reasonable to assume that a similar percentage of new students will be from the local area.

- ***Other Department/Agency Reviews***

The proposed request has been reviewed by the Building and Safety Division, Department of Public Works, the Los Angeles County Fire Department, and the Huntington Park Police Department. All previous conditions of approval are required.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2019-02 CUP**, subject to all previous conditions stipulated in PC Resolution No. 2014-01A and additional conditions included below in the proposed conditions, unless modified and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.
2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An

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alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
 - a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
 - b. Pathways for all crossings shall be provided and shall be clearly marked.
 - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.
10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 36 inches shall

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be installed along the 10'-0" front and street side yard setback, as measured from the property line.

13. Aspire Public Schools shall submit enrollment increase request/plans to the Department of State Architecture for review. A copy of written approval or determination from the Department of State Architecture shall be submitted to the Planning Division.

Aesthetics

14. Building materials shall not be reflective or produce meaningful amounts of glare.
15. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.
16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.
17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
18. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.
19. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
20. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to

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serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.

21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
22. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

23. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.
24. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.
25. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

26. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.
27. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
28. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
29. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe

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evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City.
32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.
33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
 - a. Assigned parking spaces for staff
 - b. Written traffic and parking policy for distribution to staff and parents
 - c. Traffic and parking monitors
 - d. Signage
 - e. An event parking plan
 - f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.
34. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement “Step 1” of the City’s Traffic Congestion Relief Plan. All modifications to the City’s Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.
35. If additional “Steps” are necessary, as stipulated in the City’s Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
36. All school staff shall park in the on-site parking lot. This shall include part time staff.
37. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.
38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off

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lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

39. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.
40. School shall provide private crossing guards, as approved by the City, at two intersection locations:
 - a. Carmelita Ave at 61st St
 - b. Corona Ave at 61st St
41. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.
42. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.
43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.
44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.
45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the proposed student enrollment increase. The memorandum shall be prepared by the Engineer of record that prepared the original analysis.

General Conditions

46. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings,

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liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

47. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
48. That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
52. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
53. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
 - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
 - b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
 - c. Install all new driveways per City Engineer's requirements; and

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54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.
55. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
58. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
59. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
60. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
61. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
62. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
63. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
64. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

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65. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.
66. School enrollment shall not exceed 426 students.
67. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.
68. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

- A: PC Resolution No. 2019-02
- B: PC Resolution No. 2014-01
- C: PC Resolution No. 2014-01A
- D: Aspire Public Schools Memorandum dated April 4, 2019
- E: Aspire Public Schools Neighborhood Recruitment Plan 2019-2020
- F: Project Plans
- G: Entitlement Applications/Environmental Assessment Checklist

PC RESOLUTION NO. 2019-02

EXHIBIT A

CASE NO. 2019-02 CUP

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RESOLUTION NO. 2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR THE EXISTING CHARTER SCHOOL AND THE ADOPTION OF A CATEGORICAL EXEMPTION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a special public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 30, 2019, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Casey Hoffman and Dustin Katch of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit Case No. 2014-01A by increasing student enrollment capacity from 400 to 426 students for the existing charter school on property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

WHEREAS, the City of Huntington Park, California, pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines, it has been determined that adoption of the proposed Conditional Use Permit Modification is exempt from CEQA pursuant to Section 15314 (Minor Additions to Schools); and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the entitlement on April 30, 2019; and

WHEREAS, the changes required the City of Huntington Park to prepare a CEQA Addendum to the Adopted Mitigated Negative Declaration; and

WHEREAS, all persons appearing for or against the approval of the proposed project and Categorical Exemption were given the opportunity to be heard in connection with said matter; and

1 **WHEREAS**, all written comments received prior to the hearing, and responses to such
2 comments, were reviewed by the Planning Commission; and

3 **WHEREAS**, the Planning Commission is required to announce its findings and
4 recommendations.

5 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
6 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
7 **FOLLOWS:**

8 **SECTION 1:** Based on the evidence within staff report and the Environmental
9 Assessment Questionnaire, the Planning Commission adopts the findings in said
10 Questionnaire and determines that the project, as proposed, will have no significant adverse
11 effect on the environment and adopts an Environmental Categorical Exemption (CEQA
12 Guidelines, Section 15314,(Minor Additions to Schools).

13 **SECTION 2:** The Planning Commission hereby makes the following Conditional Use
14 Permit findings in connection with Case No. 2019-02 CUP:

- 15 1. The proposed use is conditionally permitted within, and would not impair the
16 integrity and character of, the subject zoning district and complies with all of the
17 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***
18 ***private schools require a Conditional Use Permit within the Residential High***
19 ***Density (RH) zone pursuant to Huntington Park Municipal Code Section***
20 ***9-4.102. Any proposed modifications to an existing Conditional Use Permit***
21 ***also requires review and approval from the approval body. As conditioned,***
22 ***the proposed project will comply with the provisions of the Huntington Park***
23 ***Municipal Code.***
- 24 2. The proposed use is consistent with the General Plan ***in that the proposed***
25 ***project will continue to be consistent with Goal 1.0 and Goal 2.0 of the***
26 ***Huntington Park General Plan by providing for a mix of land uses which***
27 ***meets the diverse needs of all Huntington Park residents, offers a variety of***
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1 **employment opportunities, and allows for the capture of regional growth by**
2 **providing additional educational services to the residents. In addition, the**
3 **proposed project would be compatible with and complement existing land**
4 **uses by having a structure that is similar in height and design to the**
5 **surrounding neighborhood.**

6 3. The approval of the Conditional Use Permit for the proposed use is in compliance
7 with the requirements of the California Environmental Quality Act (CEQA) and the
8 City's Guidelines **in that an environmental assessment has been conducted**
9 **for this project in compliance with the California Environmental Quality Act**
10 **(CEQA). The project is Categorically exempt pursuant to Article 19, Section**
11 **15314, Minor Additions to Schools, Class 14 of the California Environmental**
12 **Quality Act (CEQA) Guidelines.**

13 4. The design, location, size, and operating characteristics of the proposed use are
14 compatible with the existing and planned future land uses within the general area
15 in which the proposed use is to be located and will not create significant noise,
16 traffic, or other conditions or situations that may be objectionable or detrimental
17 to other permitted uses operating nearby or adverse to the public interest, health,
18 safety, convenience, or welfare of the City **in that, as conditioned, the existing**
19 **school will continue to operate at the subject site and will continue to**
20 **implement the Traffic Congestion Relief Plan in order to provide measures**
21 **to reduce the impact the neighborhood has experienced due to traffic. In**
22 **addition, the applicant will submit a Traffic Impact Analysis Memorandum**
23 **for the proposed project in order to ensure that the increase in student**
24 **enrollment does not cause additional negative traffic concerns.**

25 5. The subject site is physically suitable for the type and density/intensity of the use
26 being proposed **in that the proposed student enrollment increase will be**
27 **served by existing classrooms currently not in operation. In addition, the**
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1 ***existing site can accommodate the required additional off-street parking***
2 ***requirements of 3 additional spaces and have a surplus of 2 parking spaces.***

- 3 6. There are adequate provisions for public access, water, sanitation, and public
4 utilities and services to ensure that the proposed use would not be detrimental to
5 public health and safety ***in that the project was approved and issued permits***
6 ***by the appropriate agencies, including, but not limited to water, sanitation,***
7 ***and public utilities.***

8 **SECTION 3:** The Planning Commission hereby approves Case No. 2019-02 CUP,
9 subject to the execution and fulfillment of the following conditions:

10 **Mitigation Measures**

- 11 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the
12 private school operator shall implement a trip reduction plan that maintains less than
13 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual
14 vehicle count shall be performed by the school operator and submitted to the City
15 annually to confirm compliance with the current threshold. Should the threshold
16 change, the applicant shall provide documentation of compliance with the applicable
17 SCAQMD significance threshold applicable at the time.
- 18 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt
19 surfaces at least 3 times per day for fugitive dust suppression.
- 20 3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the
21 nearest residential structure.
- 22 4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to
23 pedestrians during peak school periods. This is important because vehicle queuing at
24 the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the
25 school side of the crosswalk. This crossing is not on any pedestrian routes to the school
26 and being closed during student drop-off/pick-up times should not impact students or
27 pedestrians. An alternate measure would be to provide a crossing guard at the
28 crosswalk during school drop-off/ pick-up times if remained open.
- 29 5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking
30 circulation plan and shared with parents and enforced/monitored by trained school staff
31 maximize safety and efficiency of school traffic circulation on and off-site.

1 **Project Design**

- 2 6. As part of the development of the school, prior to the issuance of a certificate of
3 occupancy, a recreation area shall be provided, which may consist of blacktop and/or
4 landscaped areas improved with playground equipment or other recreational facilities
5 and equipment.
- 6 7. Project plans and drawings shall be submitted to the Los Angeles County Fire
7 Department (LACoFD) for review and recommendations regarding emergency access
8 to buildings and fire hydrant locations, and other applicable requirements. LACoFD
9 approval of the project plans shall be demonstrated to the satisfaction of the Director
10 of Community Development prior to issuance of demolition or grading permits for the
11 project.
- 12 8. The following security measures shall be included in the project design for the school:
13 a. A minimum of seven before- and after-school monitors shall be posted at the
14 entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at
15 the ingress and egress points of the private street, and at the drop-off/pick-up area
16 to control traffic ingress and egress to the school property and to ensure that
17 pedestrians and vehicles observe all traffic restrictions.
18 b. Pathways for all crossings shall be provided and shall be clearly marked.
19 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
20 shall be diligently removed within a reasonable time period.
- 21 9. That the property owner shall grant either by the covenants, conditions and restrictions
22 (CC&R's) for the subject property, or by a separate covenant recorded against the
23 subject property, the right of entry to authorized City employees and/or agents for the
24 purpose of removing or painting over graffiti from structures on the subject property,
25 prior to authorization to operate.
- 26 10. That the property comply with the City's Standards for Exterior Colors, Section 9-
27 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate
28 of Occupancy.
11. That all signs on the site be installed in compliance with the City's sign regulations
and/or Sign Program and that approval be obtained through a Sign Design Review
prior to installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and
east property lines as approved by the Planning Division. A block wall measuring 36
inches shall be installed along the 10'-0" front and street side yard setback, as
measured from the property line.
13. Aspire Public Schools shall submit enrollment increase request/plans to the
Department of State Architecture for review. A copy of written approval or
determination from the Department of State Architecture shall be submitted to the
Planning Division.

1 **Aesthetics**

- 2 14. Building materials shall not be reflective or produce meaningful amounts of glare.
- 3 15. Mesh Fencing during Construction - The portions of the project site under construction
4 shall be temporarily concealed from public view through the installation of mesh
5 screening along the perimeter fence.
- 6 16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the
7 project site and away from adjacent residential uses. Outdoor lighting will be limited to
8 security lighting of walkways and parking areas. All security lighting will be fitted with
9 side shields and hoods to avoid spill light, glare, and sky glow.
- 10 17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along
11 61st Street and Carmelita Avenue; with the exception of driveways and walkways and
12 that landscaping be provided in areas not used for vehicle parking, vehicle circulation
13 or pedestrian access. A landscape plan designed by a Registered Landscape Architect
14 shall be provided for the entire property showing planter design, schedule of plant
15 material, planter location and method of automatic permanent irrigation. The plan shall
16 be submitted to, and approved by the Planning Division, and such landscaping shall
17 be installed and planted according to such approved plan, prior to issuance of the
18 certificate of occupancy, and shall thereafter be continuously and permanently
19 maintained.
- 20 18. That street trees with decorative plastic or permeable concrete grates be installed
21 along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on
22 center, or as indicated on approved plans. The trees shall be 24-inch box minimum
23 and the species of trees shall be determined by the City's Public Works Department.
24 Installation and maintenance shall also be per the Public Works Department
25 requirements.
- 26 19. That all proposed on-site utilities, including electrical and equipment wiring, shall be
27 installed underground and shall be completely concealed from public view as required
28 by the City prior to issuance of Certificate of Occupancy.
20. That all existing and/or proposed mechanical equipment and appurtenances, including
satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere
on the structure or property shall be completely shielded/enclosed so as not to be
visible from public view and/or adjacent properties. Such shielding/enclosure of
facilities shall be of compatible design related to the building structure for which such
facilities are intended to serve and shall be installed prior to the issuance of the
Certificate of Occupancy as approved by the Planning Division.
21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
orderly manner at all times and comply with the property maintenance standards as
set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

1 22. That decorative paving be provided and maintained at the driveway entrance along
2 public alley at the rear of the property, as approved by the Planning Division, prior to
issuance of the Certificate of Occupancy.

3 **Noise**

4 23. Equipment operational noise shall comply with the City's standard of 50 dBA during
5 daytime operations, and 40 dBA during nighttime operations at any property line.

6 24. All interior walls shall be designed in accordance with the California Division of the
7 State Architect and California Department of Education's standards for schools with
interior multipurpose rooms and physical education facilities as applicable.

8 25. Noise generated by the proposed project shall be in compliance with the noise
9 limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal
Code.

10 **Traffic and Circulation**

11 26. That the City, in its discretion, may request the school operator to shift/stagger school
12 start and end times in order to reduce traffic congestion associated to Nimitz Middle
13 School and Huntington Park Elementary School. The applicant shall make a
14 reasonable effort to coordinate with Nimitz Middle School and Huntington Park
Elementary School to avoid traffic congestion associated with overlapping start and
15 end times and special events.

16 27. That the vehicle circulation areas be paved and striped as approved by the Planning
Division, prior to issuance of the Certificate of Occupancy.

17 28. That all required off-street parking and loading spaces comply with the minimum
18 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of
the Certificate of Occupancy.

19 29. A School Safety Plan shall be developed to implement a program of student
20 supervision, traffic and pedestrian control, signage, and safety procedures. The Plan
21 will include measures to ensure a high level of pedestrian safety, such as: school
22 warning and speed limit signs, school crossing guards and crosswalks, pavement
23 markings, and clearly marked passenger drop-off zones. The Plan will also include a
"Safe Routes to School" map for distribution to all school attendees with clear guidance
24 on safe pedestrian access to school. Furthermore, the Plan shall include an
Evacuation Plan outlining procedures and safe evacuation routes in the event of an
25 accident or emergency. The Plan shall be finalized and implemented in coordination
with the City. The schools shall provide an orientation on school safety for students at
26 the beginning of each school year and as necessary throughout the year to maintain
safe school practices.

- 1 30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop”
2 signs at the exit/egress point of the private street, subject to approval by the City of
Huntington Park.
- 3 31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop”
4 signs at the exit/egress point of the private street, subject to approval by the City.
- 5 32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with
6 the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit
driveway of the private street located along of Carmelita Avenue.
- 7 33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop
8 a Comprehensive Parking Plan and shall submit the Plan to the City for review and
9 approval. The Plan shall contain the following elements:
 - 10 a. Assigned parking spaces for staff
 - 11 b. Written traffic and parking policy for distribution to staff and parents
 - 12 c. Traffic and parking monitors
 - 13 d. Signage
 - 14 e. An event parking plan
 - 15 f. A plan for adequate off-street parking that avoids school visitors or staff parking in
16 residential neighborhoods or unauthorized parking on nearby properties.
- 17 34. Aspire Public Schools shall work together with the City to minimize impacts to off-site
18 parking and circulation and shall implement “Step 1” of the City’s Traffic Congestion Relief
19 Plan. All modifications to the City’s Traffic Congestion Relief Plan shall implemented by
20 Aspire upon notification from the City.
- 21 35. If additional “Steps” are necessary, as stipulated in the City’s Traffic Congestion Relief
22 Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
- 23 36. All school staff shall park in the on-site parking lot. This shall include part time staff.
- 24 37. To help alleviate traffic and parking congestion the school shall stagger their start and
25 end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary.
26 Start and End times shall be filed with the City Engineer every other year and at the
27 satisfaction of the City.
- 28 38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire
School shall provide staff to assist students exiting/entering vehicles from both drop off
lanes in order to ensure pedestrian safety. City engineer shall review the design of the
on-site drop off lanes for improvements to pedestrian safety. All improvements and
measures shall be to the satisfaction of the City.
39. A parking management plan shall be filed with the City estimating the amount of parents
parking and walking students to the campus by grade and identify where they will
park. The plan shall be submitted to the City and task completed to the satisfaction of
the City.

1 40. School shall provide private crossing guards, as approved by the City, at two
2 intersection locations:

- 3 a. Carmelita Ave at 61st St
- 4 b. Corona Ave at 61st St

5 41. Crossing guard services shall be provided by a company, with experience in the crossing
6 guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be
7 submitted to the City.

8 42. School shall work with Huntington Park PD to provide training for the crossing guards at
9 the above locations. The amount and level to be at the satisfaction of the City.

10 43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park
11 Elementary school in educating parents and students on pedestrian and vehicle safety
12 and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up
13 procedures. This will include the preparation of handouts, brochures and training
14 materials to distribute to every student and parent at the start of each school year with
15 reference on the school's web site. Materials must be submitted to the City Engineer to
16 show conformance with this task. Task materials must be to the satisfaction of the City.

17 44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes
18 from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking
19 for an hour to hour and a half encompassing school start and let out times shall be posted
20 on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00
21 to 3:30pm). Or any combination of hours to the satisfaction of the City.

22 45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the
23 proposed student enrollment increase. The memorandum shall be prepared by the
24 Engineer of record that prepared the original analysis.

25 **General Conditions**

26 46. That the applicant/property owner and each successor in interest to the property which
27 is the subject of this project shall defend, indemnify and hold harmless the City of
28 Huntington Park and its agents, officers, and employees from any claim, action or
proceedings, liability cost, including attorney's fees and costs against the City or its
agents, officers or employees, to attack, set aside, void or annul any approval of the City,
City Council, Planning Commission, or Design Review Board concerning this project.
The City shall promptly notify the applicant of any claim, action or proceeding and should
cooperate fully in the defense thereof.

47. Except as set forth in subsequent conditions, all-inclusive, and subject to department
corrections and conditions, the property shall be developed substantially in accordance
with the applications, environmental assessment, and plans submitted.

1 48. That the proposed project shall comply with all applicable federal, state and local agency
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,
and Business License Regulations of the City of Huntington Park.

3 49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided
4 on-site and that a decorative trellis, as approved by the Planning Division, be installed
5 above the required trash enclosure prior to issuance of Certificate of Occupancy. The
6 design and location shall be approved by the Planning Division. Trash bins shall be kept
within the approved trash enclosure area only, and trash area shall be kept free of trash
overflow and maintained in a clean manner at all times.

7 50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section
8 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning
9 Division and to the satisfaction of the Building Official prior to issuance of the Certificate
10 of Occupancy. The proposed light fixtures shall be decorative and energy efficient and
the illumination of such shall be projected towards the site and away from all adjacent
properties, public streets, and rights-of-way.

11 51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-
12 lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building
Permit issuance.

13 52. That the school operator shall obtain a City of Huntington Park Business License prior
14 to commencing business operations.

15 53. That public improvements be completed per the City Engineer's requirements prior to
16 issuance of the Certificate of Occupancy as follows:

- 17 a. Remove and replace all public improvements damaged by construction per City
Engineer's requirements; and
- 18 b. Repair and/or replace any abutting substandard or damaged public improvements
as required by the City Engineer.
- 19 c. Install all new driveways per City Engineer's requirements; and

20 54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
21 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900
and 6318-029-900, into one (1) parcel.

22 55. That the applicant comply with the requirements of County Sanitation District of Los
23 Angeles.

24 56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
25 Park Municipal Code relating to Storm Water Management. The applicant shall also
26 comply with all requirements of the National Pollutant Discharge Elimination System
27 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water
Quality Board. This includes compliance with the City's Low Impact Development (LID)
28 requirements.

1 57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
2 within one (1) year from the date of approval, unless an extension has been granted by
3 the Planning Commission.

4 58. That the entitlement shall be subject to review for compliance with conditions of the
5 issuance at such intervals as the City Planning Commission shall deem appropriate.

6 59. That should the operation of this establishment be granted, deemed, conveyed,
7 transferred, or should a change in management or proprietorship occur at any time, this
8 Conditional Use Permit shall be reviewed.

9 60. That any violation of the conditions of this entitlement may result in a citation or
10 revocation of the entitlement.

11 61. That the applicant be required to apply for a new entitlement if any alteration,
12 modification, or expansion would increase the existing area of the use or if the location
13 is modified from that approved by the Planning Commission.

14 62. That if the use ceases to operate for a period of six (6) months the entitlement shall be
15 null and void.

16 63. That this permit may be subject to additional conditions after its original issuance. Such
17 conditions shall be imposed by the City Planning Commission as deemed appropriate to
18 address problems of land use compatibility, operations, aesthetics, security, noise,
19 safety, crime control, or to promote the general welfare of the City.

20 64. That the Director of Community Development or his designee is authorized to make
21 minor modifications to the approved preliminary plans or any of the conditions if such
22 modifications shall achieve substantially the same results, as would strict compliance
23 with said plans and conditions.

24 65. The applicant and/or school operator shall provide the City with contact information for
25 a designated responsible party at the school responsible for resolution of complaints and
26 operational and permit condition issues. Contact information shall be kept current and
27 the Planning Division shall be notified of any change in contact information.

28 66. School enrollment shall not exceed 426 students.

67. The school shall be operated in a manner consistent with the School Charter issued by
the Los Angeles County Office of Education.

68. That the applicant and property owner agree in writing to the above conditions.

SECTION 4: This resolution shall not become effective until 15 days after the date of
decision rendered by the Planning Commission, unless within that period of time it is appealed

1 to the City Council. The decision of the Planning Commission shall be stayed until final
2 determination of the appeal has been effected by the City Council.

3 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
4 of this resolution and a copy thereof shall be filed with the City Clerk.

5
6 **PASSED, APPROVED, AND ADOPTED** this 30th day of April, 2019, by the following

7 vote:

8 AYES:

9 NOES:

10 ABSTAIN:

11 ABSENT:

12 HUNTINGTON PARK PLANNING COMMISSION

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Chairperson

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19 ATTEST:

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23 Carlos Luis, Secretary

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PC RESOLUTION NO. 2014-01

EXHIBIT B

CASE NO. 2019-02 CUP

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RESOLUTION NO. 2014-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on July 2, 2014, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from AMG and Associates, LLC requesting approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

WHEREAS, a Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed entitlement; and

WHEREAS, all persons appearing for or against the approval of the proposed project and associated Negative Declaration were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

1 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
2 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
3 **FOLLOWS:**

4 **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial
5 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings
6 in said IS/MND and determines that the project could have potential impacts on the
7 environment, however through the incorporation of identified mitigation measures, those
8 impacts can be reduced to a less than significant level and therefore the Planning Commission
9 hereby adopts said IS/MND associated with the proposed project.

10 **SECTION 2:** The Planning Commission hereby makes the following Conditional Use
11 Permit findings in connection with Case No. 2014-01 CUP/DP:

- 12 1. The proposed use is conditionally permitted within, and would not impair the
13 integrity and character of, the subject zoning district and complies with all of the
14 applicable provisions of this Code (Huntington Park Zoning Code Title 9); and
- 15 2. The proposed use is consistent with the General Plan; and
- 16 3. The approval of the Conditional Use Permit for the proposed use is in compliance
17 with the requirements of the California Environmental Quality Act (CEQA) and the
18 City's Guidelines; and
- 19 4. The design, location, size, and operating characteristics of the proposed use are
20 compatible with the existing and planned future land uses within the general area
21 in which the proposed use is to be located and will not create significant noise,
22 traffic, or other conditions or situations that may be objectionable or detrimental
23 to other permitted uses operating nearby or adverse to the public interest, health,
24 safety, convenience, or welfare of the City; and
- 25 5. The subject site is physically suitable for the type and density/intensity of the use
26 being proposed; and
- 27 6. There are adequate provisions for public access, water, sanitation, and public
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1 utilities and services to ensure that the proposed use would not be detrimental to
2 public health and safety.

3 **SECTION 3:** The Planning Commission hereby makes the following Development
4 Permit findings in connection with Case No. 2014-01 CUP/DP:

- 5 1. The proposed development is one permitted within the subject zoning district and
6 complies with all of the applicable provisions of this Code, including prescribed
7 development/site standards;
- 8 2. The proposed development is consistent with the General Plan;
- 9 3. The proposed development would be harmonious and compatible with existing and
10 planned future developments within the zoning district and general area, as well as
11 with the land uses presently on the subject property;
- 12 4. The approval of the Development Permit for the proposed project is in compliance
13 with the requirements of the California Environmental Quality Act (CEQA) and the
14 City's Guidelines;
- 15 5. The subject site is physically suitable for the type and density/intensity of use being
16 proposed;
- 17 6. There are adequate provisions for public access, water, sanitation and public
18 utilities and services to ensure that the proposed development would not be
19 detrimental to public health, safety and general welfare; and
- 20 7. The design, location, size and operating characteristics of the proposed
21 development would not be detrimental to the public health, safety, or welfare of the
22 City.

23 **SECTION 4:** The Planning Commission hereby approves Case No. 2014-01 CUP/DP,
24 subject to the execution and fulfillment of the following conditions:

25 **Mitigation Measures**

- 26 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private
27 school operator shall implement a trip reduction plan that maintains less than 1,050
28 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count

1 shall be performed by the school operator and submitted to the City annually to confirm
2 compliance with the current threshold. Should the threshold change, the applicant shall
3 provide documentation of compliance with the applicable SCAQMD significance threshold
4 applicable at the time.

- 5 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt
6 surfaces at least 3 times per day for fugitive dust suppression.
- 7 3. **Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be
8 installed along the length of the east and south side of the parking structure prior to the
9 issuance of an occupancy permit for the school or residential units, whichever is first, to
10 reduce noise levels to a maximum of 60 dB at the property line.
- 11 4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the
12 nearest residential structure.
- 13 5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E.
14 61st Street during peak times so that all vehicles entering the school site will be in a
15 position to access the drop-off/pick-up zone and then transition the cones to open the 2nd
16 lane for circulation (prior to the entrance to the parking structure). This will minimize
17 weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access
18 the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st
19 Street.
- 20 6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to
21 pedestrians during peak school periods. This is important because vehicle queuing at the
22 drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school
23 side of the crosswalk. This crossing is not on any pedestrian routes to the school and being
24 closed during student drop-off/pick-up times should not impact students or pedestrians.
25 An alternate measure would be to provide a crossing guard at the crosswalk during school
26 drop-off/ pick-up times if remained open.
- 27 7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that
28 students do not cross in front of access road vehicles to access the school. Similarly,
prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).
8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking
circulation plan and shared with parents and enforced/monitored by trained school staff
maximize safety and efficiency of school traffic circulation on and off-site.

24 **Project Design**

- 25 9. As part of the development of the school, prior to the issuance of a certificate of occupancy,
26 a recreation area shall be provided, which may consist of blacktop and/or landscaped
27 areas improved with playground equipment or other recreational facilities and equipment.
- 28 10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department
(LACoFD) for review and recommendations regarding emergency access to buildings and

1 fire hydrant locations, and other applicable requirements. LACoFD approval of the project
2 plans shall be demonstrated to the satisfaction of the Director of Community Development
prior to issuance of demolition or grading permits for the project.

- 3 11. The following security measures shall be included in the project design for the school:
- 4 a. A minimum of seven before- and after-school monitors shall be posted at the
 - 5 entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at
 - 6 the ingress and egress points of the private street, and at the drop-off/pick-up area
 - to control traffic ingress and egress to the school property and to ensure that
 - pedestrians and vehicles observe all traffic restrictions.
 - 7 b. Pathways for all crossings shall be provided and shall be clearly marked.
 - 8 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
 - shall be diligently removed within a reasonable time period.
- 9 12. That the property owner shall grant either by the covenants, conditions and restrictions
- 10 (CC&R's) for the subject property, or by a separate covenant recorded against the subject
- 11 property, the right of entry to authorized City employees and/or agents for the purpose of
- removing or painting over graffiti from structures on the subject property, prior to
- authorization to operate.
- 12 13. That the property comply with the City's Standards for Exterior Colors, Section 9-
- 13 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
- Occupancy.
- 14 14. That all signs on the site be installed in compliance with the City's sign regulations and/or
- 15 Sign Program and that approval be obtained through a Sign Design Review prior to
- 16 installation.
- 17 15. That the applicant install 8-foot high decorative block walls along the south and east
- 18 property lines as approved by the Planning Division.

19 **Aesthetics**

- 20 16. Building materials shall not be reflective or produce meaningful amounts of glare.
- 21 17. Mesh Fencing during Construction - The portions of the project site under construction
- 22 shall be temporarily concealed from public view through the installation of mesh screening
- along the perimeter fence.
- 23 18. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project
- 24 site and away from adjacent residential uses. Outdoor lighting will be limited to security
- 25 lighting of walkways and parking areas. All security lighting will be fitted with side shields
- and hoods to avoid spill light, glare, and sky glow.
- 26 19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st
- 27 Street and Carmelita Avenue; with the exception of driveways and walkways and that
- 28 landscaping be provided in areas not used for vehicle parking, vehicle circulation or
- pedestrian access. A landscape plan designed by a Registered Landscape Architect shall

1 be provided for the entire property showing planter design, schedule of plant material,
2 planter location and method of automatic permanent irrigation. The plan shall be submitted
3 to, and approved by the Planning Division, and such landscaping shall be installed and
4 planted according to such approved plan, prior to issuance of the certificate of occupancy,
5 and shall thereafter be continuously and permanently maintained.

6 20. That street trees with decorative plastic or permeable concrete grates be installed along
7 the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as
8 indicated on approved plans. The trees shall be 24-inch box minimum and the species of
9 trees shall be determined by the City's Public Works Department. Installation and
10 maintenance shall also be per the Public Works Department requirements.

11 21. That all proposed on-site utilities, including electrical and equipment wiring, shall be
12 installed underground and shall be completely concealed from public view as required by
13 the City prior to issuance of Certificate of Occupancy.

14 22. That all existing and/or proposed mechanical equipment and appurtenances, including
15 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
16 the structure or property shall be completely shielded/enclosed so as not to be visible from
17 public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of
18 compatible design related to the building structure for which such facilities are intended to
19 serve and shall be installed prior to the issuance of the Certificate of Occupancy as
20 approved by the Planning Division.

21 23. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
22 orderly manner at all times and comply with the property maintenance standards as set
23 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

24 24. That decorative paving be provided and maintained at the driveway entrance along public
25 alley at the rear of the property, as approved by the Planning Division, prior to issuance of
26 the Certificate of Occupancy.

27 **Noise**

28 25. Equipment operational noise shall comply with the City's standard of 50 dBA during
daytime operations, and 40 dBA during nighttime operations at any property line.

26 26. All interior walls shall be designed in accordance with the LAUSD's standards for schools
27 with interior multipurpose rooms and physical education facilities as applicable.

28 27. Noise generated by the proposed project shall be in compliance with the noise limitations
per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

1 **Traffic and Circulation**

2 28. That the City, in its discretion, may request the school operator to shift/stagger school start
3 and end times in order to reduce traffic congestion associated to Nimitz Middle School and
4 Huntington Park Elementary School.

5 29. That the vehicle circulation areas and parking structure be paved and striped as approved
6 by the Planning Division, prior to issuance of the Certificate of Occupancy.

7 30. That all required off-street parking and loading spaces comply with the minimum
8 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the
9 Certificate of Occupancy.

10 31. A School Safety Plan shall be developed to implement a program of student supervision,
11 traffic and pedestrian control, signage, and safety procedures. The Plan will include
12 measures to ensure a high level of pedestrian safety, such as: school warning and speed
13 limit signs, school crossing guards and crosswalks, pavement markings, and clearly
14 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"
15 map for distribution to all school attendees with clear guidance on safe pedestrian access
16 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures
17 and safe evacuation routes in the event of an accident or emergency. The Plan shall be
18 finalized and implemented in coordination with the City. The schools shall provide an
19 orientation on school safety for students at the beginning of each school year and as
20 necessary throughout the year to maintain safe school practices.

21 32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop"
22 signs at the exit/egress point of the private street, subject to approval by the City of
23 Huntington Park.

24 33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop"
25 signs at the exit/egress point of the private street, subject to approval by the City.

26 34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with
27 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit
28 driveway of the private street located along of Carmelita Avenue.

35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant
shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for
review and approval. The Plan shall contain the following elements:

- a. Assigned parking spaces for staff
- b. Written traffic and parking policy for distribution to staff and parents
- c. Traffic and parking monitors
- d. Signage
- e. An event parking plan
- f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

1 **General Conditions**

2 36. That the applicant/property owner and each successor in interest to the property which is
3 the subject of this project shall defend, indemnify and hold harmless the City of Huntington
4 Park and its agents, officers, and employees from any claim, action or proceedings, liability
5 cost, including attorney's fees and costs against the City or its agents, officers or
6 employees, to attack, set aside, void or annul any approval of the City, City Council,
7 Planning Commission, or Design Review Board concerning this project. The City shall
8 promptly notify the applicant of any claim, action or proceeding and should cooperate fully
9 in the defense thereof.

10 37. Except as set forth in subsequent conditions, all-inclusive, and subject to department
11 corrections and conditions, the property shall be developed substantially in accordance
12 with the applications, environmental assessment, and plans submitted.

13 38. That the proposed project shall comply with all applicable federal, state and local agency
14 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,
15 and Business License Regulations of the City of Huntington Park.

16 39. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-
17 site and that a decorative trellis, as approved by the Planning Division, be installed above
18 the required trash enclosure prior to issuance of Certificate of Occupancy. The design
19 and location shall be approved by the Planning Division. Trash bins shall be kept within
20 the approved trash enclosure area only, and trash area shall be kept free of trash overflow
21 and maintained in a clean manner at all times.

22 40. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-
23 3.809(6). Such lighting shall be decorative and installed as approved by the Planning
24 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of
25 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the
26 illumination of such shall be projected towards the site and away from all adjacent
27 properties, public streets, and rights-of-way.

28 41. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu
art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit
issuance.

42. That the school operator shall obtain a City of Huntington Park Business License prior to
commencing business operations.

43. That public improvements be completed per the City Engineer's requirements prior to
issuance of the Certificate of Occupancy as follows:

- a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
- b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.

1 c. Install all new driveways per City Engineer's requirements; and

2 44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
3 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and
4 6318-029-900, into one (1) parcel.

5 45. That the applicant comply with the requirements of County Sanitation District of Los
6 Angeles.

7 46. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
8 Park Municipal Code relating to Storm Water Management. The applicant shall also
9 comply with all requirements of the National Pollutant Discharge Elimination System
10 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water
11 Quality Board. This includes compliance with the City's Low Impact Development (LID)
12 requirements.

13 47. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
14 within one (1) year from the date of approval, unless an extension has been granted by
15 the Planning Commission.

16 48. That the entitlement shall be subject to review for compliance with conditions of the
17 issuance at such intervals as the City Planning Commission shall deem appropriate.

18 49. That should the operation of this establishment be granted, deemed, conveyed,
19 transferred, or should a change in management or proprietorship occur at any time, this
20 Conditional Use Permit shall be reviewed.

21 50. That any violation of the conditions of this entitlement may result in a citation or revocation
22 of the entitlement.

23 51. That the applicant be required to apply for a new entitlement if any alteration, modification,
24 or expansion would increase the existing area of the use or if the location is modified from
25 that approved by the Planning Commission.

26 52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null
27 and void.

28 53. That this permit may be subject to additional conditions after its original issuance. Such
conditions shall be imposed by the City Planning Commission as deemed appropriate to
address problems of land use compatibility, operations, aesthetics, security, noise, safety,
crime control, or to promote the general welfare of the City.

54. That the Director of Community Development or his designee is authorized to make minor
modifications to the approved preliminary plans or any of the conditions if such
modifications shall achieve substantially the same results, as would strict compliance with
said plans and conditions.

1 55. The applicant and/or school operator shall provide the City with contact information for a
2 designated responsible party at the school responsible for resolution of complaints and
operational and permit condition issues. Contact information shall be kept current and the
3 Planning Division shall be notified of any change in contact information.

4 56. School enrollment shall not exceed 400 students.

5 57. The schools shall be operated in a manner consistent with the School Charter issued by
the LAUSD.

6 58. That the applicant and property owner agree in writing to the above conditions.
7

8 **SECTION 5:** This resolution shall not become effective until 15 days after the date of
9 decision rendered by the Planning Commission, unless within that period of time it is appealed
10 to the City Council. The decision of the Planning Commission shall be stayed until final
11 determination of the appeal has been effected by the City Council.

12 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption
13 of this resolution and a copy thereof shall be filed with the City Clerk.

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1 **PASSED, APPROVED, AND ADOPTED** this 2nd day of July, 2014 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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11 Chairperson

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14 ATTEST:

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18 Secretary

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PC RESOLUTION NO. 2014-01A

EXHIBIT C

CASE NO. 2019-02 CUP

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RESOLUTION NO. 2014-01A

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT CASE NO. 2014-01 BY REMOVING THE CONSTURCITON OF A 5-STORY STRUCUTRE CONTAINING 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND THE ADOPTION OF AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 20, 2016, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Carolyn Choy of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit and a Development Permit Case No. 2014-01 by removing the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

WHEREAS, the public hearing was continued to the March 18, 2016 Planning Commission meeting; and

WHEREAS, a public hearing was held at Freedom Park, 3801 E. 61st Street, Huntington Park, CA at 6:30 p.m.; and

WHEREAS, the public hearing was continued to the June 15, 2016 Planning Commission meeting; and

WHEREAS, a Mitigated Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has considered the environmental impact

1 information relative to the entitlement on July 2, 2014; and

2 **WHEREAS**, since the time of adoption of the Mitigated Negative Declaration, changes
3 to the project have occurred by removing the request to construct a 5-story structure
4 consisting of 100 off-street parking spaces and 36 affordable apartments; and

5 **WHEREAS**, the changes required the City of Huntington Park to prepare a CEQA
6 Addendum to the Adopted Mitigated Negative Declaration; and

7 **WHEREAS**, none of the conditions described in CEQA Guidelines section 15162 have
8 occurred as a result of the design changes.

9 **WHEREAS**, all persons appearing for or against the approval of the proposed project
10 and addendum to the Mitigated Negative Declaration were given the opportunity to be heard
11 in connection with said matter; and

12 **WHEREAS**, all written comments received prior to the hearing, and responses to such
13 comments, were reviewed by the Planning Commission; and

14 **WHEREAS**, the Planning Commission is required to announce its findings and
15 recommendations.

16 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
17 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
18 **FOLLOWS:**

19 **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial
20 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings
21 in said IS/MND and determines that the project could have potential impacts on the
22 environment, however through the incorporation of identified mitigation measures, those
23 impacts can be reduced to a less than significant level and therefore the Planning Commission
24 hereby adopts said IS/MND associated with the proposed project.

25 **SECTION 2:** The Planning Commission hereby makes the following Conditional Use
26 Permit findings in connection with Case No. 2014-01A CUP/DP:

- 27 1. The proposed use is conditionally permitted within, and would not impair the
28

1 integrity and character of, the subject zoning district and complies with all of the
2 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***
3 ***private schools require a Conditional Use Permit within the Residential High***
4 ***Density (RH) zone and the removal of the request to construct a 5-story***
5 ***structure consisting of 100 off-street parking spaces and 36 affordable***
6 ***apartments would not impair the integrity and character of the surrounding***
7 ***area. In addition, conditions of approval have been incorporated***
8 ***addressing issues of concern, including, but not limited to, traffic and***
9 ***circulation;*** and

10 2. The proposed use is consistent with the General Plan ***in that the proposed***
11 ***project will continue to be consistent with Goal 1.0 and Goal 2.0 of the***
12 ***Huntington Park General Plan by providing for a mix of land uses which***
13 ***meets the diverse needs of all Huntington Park residents, offers a variety of***
14 ***employment opportunities, and allows for the capture of regional growth by***
15 ***providing additional educational services to the residents. In addition, the***
16 ***proposed project would be compatible with and complement existing land***
17 ***uses by having a structure that is similar in height and design to the***
18 ***surrounding neighborhood;*** and

19 3. The approval of the Conditional Use Permit for the proposed use is in compliance
20 with the requirements of the California Environmental Quality Act (CEQA) and the
21 City's Guidelines ***in that the City of Huntington Park considered a Mitigated***
22 ***Negative Declaration for the project on July 2, 2014 and an Addendum to***
23 ***the Mitigated Negative Declaration was determined to be adequate pursuant***
24 ***to section 15164 of the CEQA Handbook;*** and

25 4. The design, location, size, and operating characteristics of the proposed use are
26 compatible with the existing and planned future land uses within the general area
27 in which the proposed use is to be located and will not create significant noise,
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1 traffic, or other conditions or situations that may be objectionable or detrimental
2 to other permitted uses operating nearby or adverse to the public interest, health,
3 safety, convenience, or welfare of the City ***in that, as conditioned, the existing***
4 ***school will continue to operate at the subject site and will implement the***
5 ***Traffic Congestion Relief Plan in order to provide measures to reduce the***
6 ***impact the neighborhood has experienced due to traffic. In addition, the***
7 ***removal of the request to construct a 5-story structure consisting of 100 off-***
8 ***street parking spaces and 36 affordable apartments is anticipated to help***
9 ***with the vehicle traffic issues in that anticipated volumes of traffic***
10 ***generated by the apartments will not occur*** ; and

11 5. The subject site is physically suitable for the type and density/intensity of the use
12 being proposed ***in that the removal of the 5-story structure consisting of 100***
13 ***off-street parking spaces and 36 affordable apartments will be replaced with***
14 ***45 off-street parking spaces which will be utilized by the existing school*** ;
15 and

16 6. There are adequate provisions for public access, water, sanitation, and public
17 utilities and services to ensure that the proposed use would not be detrimental to
18 public health and safety ***in that the project was approved and issued permits***
19 ***by the appropriate agencies, including, but not limited to water, sanitation,***
20 ***and public utilities.***

21 **SECTION 3:** The Planning Commission hereby makes the following Development
22 Permit findings in connection with Case No. 2014-01A CUP/DP:

23 1. The proposed development is one permitted within the subject zoning district and
24 complies with all of the applicable provisions of this Code, including prescribed
25 development/site standards ***in that the removal of the request to construct a***
26 ***5-story structure consisting of 100 off-street parking spaces and 36***
27 ***affordable apartments will continue to comply with the underlying zoning of***
28

1 ***the subject site, as schools are conditionally permitted uses within the RH***
2 ***zone.;***

3 2. The proposed development is consistent with the General Plan ***in that the***
4 ***proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of***
5 ***the Huntington Park General Plan by providing for a mix of land uses which***
6 ***meets the diverse needs of all Huntington Park residents, offers a variety of***
7 ***employment opportunities, and allows for the capture of regional growth by***
8 ***providing additional educational services to the residents. In addition, the***
9 ***proposed project would be compatible with and complement existing land***
10 ***uses by having a structure that is similar in height and design to the***
11 ***surrounding neighborhood;***

12 3. The proposed development would be harmonious and compatible with existing and
13 planned future developments within the zoning district and general area, as well as
14 with the land uses presently on the subject property ***in that the removal of the***
15 ***request to construct a 5-story structure consisting of 100 off-street parking***
16 ***spaces and 36 affordable apartments and the existing school will be***
17 ***harmonious and compatible with existing and planned future developments***
18 ***within the general area due to the fact the schools are typically located in***
19 ***residential zones. In addition, the existing school structure is compatible***
20 ***with surrounding buildings within the general area;***

21 4. The approval of the Development Permit for the proposed project is in compliance
22 with the requirements of the California Environmental Quality Act (CEQA) and the
23 City's Guidelines ***in that the City of Huntington Park considered a Mitigated***
24 ***Negative Declaration for the project on July 2, 2014 and an Addendum to the***
25 ***Mitigated Negative Declaration was determined to be adequate pursuant to***
26 ***section 15164 of the CEQA Handbook;***

27 5. The subject site is physically suitable for the type and density/intensity of use being
28

1 proposed *in that the removal of the 5-story structure consisting of 100*
2 *off-street parking spaces and 36 affordable apartments will be replaced with*
3 *45 off-street parking spaces which will be utilized by the existing school;*

4 6. There are adequate provisions for public access, water, sanitation and public
5 utilities and services to ensure that the proposed development would not be
6 detrimental to public health, safety and general welfare *in that the project was*
7 *approved and issued permits by the appropriate agencies, including, but not*
8 *limited to water, sanitation, and public utilities;* and

9 7. The design, location, size and operating characteristics of the proposed
10 development would not be detrimental to the public health, safety, or welfare of the
11 City *in that as conditioned, the proposed project is anticipated to reduce*
12 *traffic congestion within the area and improve existing conditions within the*
13 *area. The existing school was designed and built to comply with all current*
14 *zoning codes and has operated since August 2015..*

15 **SECTION 4:** The Planning Commission hereby approves Case No. 2014-01A
16 CUP/DP, subject to the execution and fulfillment of the following conditions:

17 **Mitigation Measures**

- 18 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private
19 school operator shall implement a trip reduction plan that maintains less than 1,050
20 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count
21 shall be performed by the school operator and submitted to the City annually to confirm
22 compliance with the current threshold. Should the threshold change, the applicant shall
23 provide documentation of compliance with the applicable SCAQMD significance threshold
24 applicable at the time.
- 25 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt
26 surfaces at least 3 times per day for fugitive dust suppression.
- 27 3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the
28 nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to
pedestrians during peak school periods. This is important because vehicle queuing at the
drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side

1 of the crosswalk. This crossing is not on any pedestrian routes to the school and being
2 closed during student drop-off/pick-up times should not impact students or pedestrians. An
3 alternate measure would be to provide a crossing guard at the crosswalk during school
4 drop-off/ pick-up times if remained open. This is the crosswalk inside the school along the
5 drop off lanes. If the City determines that both drop off lanes are needed to reduce queuing
6 on the public street than the crosswalk will need to remain open and trained staff will need
7 to supervise and be stationed at the crosswalk.

- 8
- 9 **5. Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking
10 circulation plan and shared with parents and enforced/monitored by trained school staff
11 to maximize the safety and efficiency of school traffic circulation on and off-site. School
12 shall submit plan, and material updates, to City for review and approval prior to the start of
13 the new school year.

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Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy,
a recreation area shall be provided, which may consist of blacktop and/or landscaped
areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department
(LACoFD) for review and recommendations regarding emergency access to buildings and
fire hydrant locations, and other applicable requirements. LACoFD approval of the project
plans shall be demonstrated to the satisfaction of the Director of Community Development
prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
- a. A minimum of seven before- and after-school monitors shall be posted at the
entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at
the ingress and egress points of the private street, and at the drop-off/pick-up area
to control traffic ingress and egress to the school property and to ensure that
pedestrians and vehicles observe all traffic restrictions.
 - b. Pathways for all crossings shall be provided and shall be clearly marked.
 - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions
(CC&R's) for the subject property, or by a separate covenant recorded against the subject
property, the right of entry to authorized City employees and/or agents for the purpose of
removing or painting over graffiti from structures on the subject property, prior to
authorization to operate.
10. That the property comply with the City's Standards for Exterior Colors, Section 9-
3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
Occupancy.

- 1 11. That all signs on the site be installed in compliance with the City's sign regulations and/or
2 Sign Program and that approval be obtained through a Sign Design Review prior to
3 installation.
- 4 12. That the applicant shall install 8-foot high decorative block walls along the south and east
5 property lines as approved by the Planning Division. A block wall measuring 30 inches in
6 height shall be installed along the 10'-0" front and street side yard setbacks, as
7 measured from the property line.

8 **Aesthetics**

- 9 13. Building materials shall not be reflective or produce meaningful amounts of glare.
- 10 14. Mesh Fencing during Construction - The portions of the project site under construction
11 shall be temporarily concealed from public view through the installation of mesh screening
12 along the perimeter fence.
- 13 15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project
14 site and away from adjacent residential uses. Outdoor lighting will be limited to security
15 lighting of walkways and parking areas. All security lighting will be fitted with side shields
16 and hoods to avoid spill light, glare, and sky glow.
- 17 16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st
18 Street and Carmelita Avenue; with the exception of driveways and walkways and that
19 landscaping be provided in areas not used for vehicle parking, vehicle circulation or
20 pedestrian access. A landscape plan designed by a Registered Landscape Architect shall
21 be provided for the entire property showing planter design, schedule of plant material,
22 planter location and method of automatic permanent irrigation. The plan shall be submitted
23 to, and approved by the Planning Division, and such landscaping shall be installed and
24 planted according to such approved plan, prior to issuance of the certificate of occupancy,
25 and shall thereafter be continuously and permanently maintained.
- 26 17. That street trees with decorative plastic or permeable concrete grates be installed along the
27 frontages of Carmelita Avenue and 61st Street at 40-feet on center, or as indicated on
28 approved plans. The trees shall be 24-inch box minimum and the species of trees shall
be determined by the City's Public Works Department. Installation and maintenance shall
also be per the Public Works Department requirements.
18. That all proposed on-site utilities, including electrical and equipment wiring, shall be
installed underground and shall be completely concealed from public view as required by
the City prior to issuance of Certificate of Occupancy.
19. That all existing and/or proposed mechanical equipment and appurtenances, including
satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
the structure or property shall be completely shielded/enclosed so as not to be visible from
public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are intended to

1 serve and shall be installed prior to the issuance of the Certificate of Occupancy as
2 approved by the Planning Division.

3 20. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
4 orderly manner at all times and comply with the property maintenance standards as set
5 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

6 21. That decorative paving be provided and maintained at the driveway entrance along 61st
7 St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

8 **Noise**

9 22. Equipment operational noise shall comply with the City's standard of 50 dBA during
10 daytime operations, and 40 dBA during nighttime operations at any property line.

11 23. All interior walls shall be designed in accordance with the California Division of the State
12 Architect and California Department of Education's standards for schools with interior
13 multipurpose rooms and physical education facilities as applicable.

14 24. Noise generated by the proposed project shall be in compliance with the noise limitations
15 per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

16 **Traffic and Circulation**

17 25. That the City, at its discretion, may request the school operator to shift/stagger school start
18 times by 20 minutes and end times by 45 minutes in order to reduce traffic congestion
19 associated with Aspire's close proximity to Nimitz Middle School and Huntington Park
20 Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz
21 Middle School and Huntington Park Elementary School at the start of each school year in
22 order to avoid the traffic congestion associated with overlapping start and end times and
23 special events. Start and End times shall be filed with the City Engineer every other year
24 and at the satisfaction of the City.

25 26. That the vehicle circulation areas be paved and striped as approved by the Planning
26 Division, prior to issuance of the Certificate of Occupancy.

27 27. That all required off-street parking and loading spaces comply with the minimum
28 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the
Certificate of Occupancy.

29 28. A School Safety Plan shall be developed to implement a program of student supervision,
30 traffic and pedestrian control, signage, and safety procedures. The Plan will include
31 measures to ensure a high level of pedestrian safety, such as: school warning and speed
32 limit signs, school crossing guards and crosswalks, pavement markings, and clearly
33 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"
34 map for distribution to all school attendees with clear guidance on safe pedestrian access
35 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures
36 and safe evacuation routes in the event of an accident or emergency. The Plan shall be

1 finalized and implemented in coordination with the City. The schools shall provide an
2 orientation on school safety for students at the beginning of each school year and as
necessary throughout the year to maintain safe school practices.

3 29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop"
4 signs at the exit/egress point of the private street, subject to approval by the City of
Huntington Park.

5 30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop"
6 signs at the exit/egress point of the onsite drive aisle, subject to approval by the City
of Huntington Park.

7 31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with
8 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit
driveway of the on-site drive aisle located along Carmelita Avenue.

9 32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a
10 Comprehensive Parking Plan and shall submit the Plan to the City for review and approval.
The Plan shall contain the following elements:

- 11 a. Assigned parking spaces for staff
- 12 b. Written traffic and parking policy for distribution to staff and parents (includes both
on-site and off-site parking
- 13 c. Traffic and parking monitors
- 14 d. Signage on-site
- 15 e. An event parking plan (on-site and off-site)
- 16 f. A plan for adequate on-site parking that avoids school visitors or staff parking
in residential neighborhoods or unauthorized parking on nearby properties.

17 33. All school staff shall park in the on-site parking lot. This shall include part time staff. The
18 on-site parking lot should have marked spaces available for part-time workers with
access provided to the locked parking area.

19 34. Aspire Public Schools shall implement the use of both drop off lanes to pick up and
20 drop off students in the school site. Staff shall be provided to assist students
21 exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety.
City engineer shall review the design of the on-site drop off lanes for improvements to
pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

22 35. A parking management plan shall be filed with the City estimating the amount of parents
23 parking and walking students to the campus by grade and identify where they will
24 park. The plan shall be submitted to the City and task completed to the satisfaction of
the City.

25 36. School shall provide private crossing guards, as approved by the City, at the following
intersection locations:

- 26 a. Carmelita Ave at 61st St.
- 27 b. Corona Ave at 61st St.

1 37. Crossing guard services shall be provided by a company, with experience in the crossing
2 guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be
submitted to the City.

3 38. School shall work with Huntington Park PD to provide training for the crossing guards at
4 the above locations. The amount and level to be at the satisfaction of the City.

5 39. Aspire Public School shall educate parents and students on pedestrian and vehicle safety
6 and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up
7 procedures. This will include the preparation of handouts, brochures and training materials
8 to distribute to every student and parent at the start of each school year with reference on
the school's web site. Materials must be submitted to the City Engineer to show
conformance with this task. Task materials must be to the satisfaction of the City.

9 40. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes
10 from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking
11 for an hour to hour and a half encompassing school start and end times shall be posted
12 on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00
to 3:30pm). Or any combination of hours to the satisfaction of the City.

13 41. The project shall be subject to review, by the Planning Commission, every six (6) months
14 for a period of one (1) year from the date of approval. Additional reviews may be required
as deemed necessary by the Planning Commission.

15 42. Within 90 days, Aspire shall submit a Parking Management Plan, including an off-site
16 parking agreement for Planning Commission consideration.

17 43. A driveway approach shall be installed along the northerly property line in order to provide
18 vehicular access to the staff parking lot.

19 **General Conditions**

20 44. That the applicant/property owner and each successor in interest to the property which is
21 the subject of this project shall defend, indemnify and hold harmless the City of Huntington
22 Park and its agents, officers, and employees from any claim, action or proceedings, liability
23 cost, including attorney's fees and costs against the City or its agents, officers or
24 employees, to attack, set aside, void or annul any approval of the City, City Council,
Planning Commission, or Design Review Board concerning this project. The City shall
promptly notify the applicant of any claim, action or proceeding and should cooperate fully
in the defense thereof.

25 45. Except as set forth in subsequent conditions, all-inclusive, and subject to department
26 corrections and conditions, the property shall be developed substantially in accordance
with the applications, environmental assessment, and plans submitted.

- 1 46. That the proposed project shall comply with all applicable federal, state and local agency
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,
and Business License Regulations of the City of Huntington Park.
- 3 47. To the extent permissible by the Education and State Law, Aspire shall establish an
4 enrollment policy that prioritizes the enrollment of students that live in the immediate
community.
- 5 48. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that
6 a decorative trellis, as approved by the Planning Division, be installed above the required
7 trash enclosure prior to issuance of Certificate of Occupancy. The design and location
8 shall be approved by the Planning Division. Trash bins shall be kept within the approved
trash enclosure area only, and trash area shall be kept free of trash overflow and
maintained in a clean manner at all times.
- 9 49. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-
10 3.809(6). Such lighting shall be decorative and installed as approved by the Planning
11 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of
12 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the
illumination of such shall be projected towards the site and away from all adjacent
properties, public streets, and rights-of-way.
- 13 50. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu
14 art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit
15 issuance.
- 16 51. That the school operator shall obtain a City of Huntington Park Business License prior to
17 commencing business operations.
- 18 52. That public improvements be completed per the City Engineer's requirements prior to
issuance of the Certificate of Occupancy as follows:
- 19 a. Remove and replace all public improvements damaged by construction per City
20 Engineer's requirements; and
21 b. Repair and/or replace any abutting substandard or damaged public improvements
as required by the City Engineer.
22 c. Install all new driveways per City Engineer's requirements; and
- 23 53. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
24 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and
6318-029-900, into one (1) parcel.
- 25 54. That the applicant comply with the requirements of County Sanitation District of Los
26 Angeles.
- 27 55. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
28 Park Municipal Code relating to Storm Water Management. The applicant shall also
comply with all requirements of the National Pollutant Discharge Elimination System

1 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water
2 Quality Board. This includes compliance with the City's Low Impact Development (LID)
requirements.

3 56. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
4 within one (1) year from the date of approval, unless an extension has been granted by
the Planning Commission.

5 57. That the entitlement shall be subject to review for compliance with conditions of the
6 issuance at such intervals as the City Planning Commission shall deem appropriate.

7 58. That should the operation of this establishment be granted, deemed, conveyed,
8 transferred, or should a change in management or proprietorship occur at any time, this
Conditional Use Permit shall be reviewed.

9 59. That any violation of the conditions of this entitlement may result in a citation or revocation
10 of the entitlement.

11 60. That the applicant be required to apply for a new entitlement if any alteration, modification,
12 or expansion would increase the existing area of the use or if the location is modified from
that approved by the Planning Commission.

13 61. That if the use ceases to operate for a period of six (6) months the entitlement shall be null
14 and void.

15 62. That this permit may be subject to additional conditions after its original issuance. Such
16 conditions shall be imposed by the City Planning Commission as deemed appropriate to
17 address problems of land use compatibility, operations, aesthetics, security, noise, safety,
crime control, traffic, or to promote the general welfare of the City.

18 63. That the Director of Community Development or his designee is authorized to make minor
19 modifications to the approved preliminary plans or any of the conditions if such
20 modifications shall achieve substantially the same results, as would strict compliance with
said plans and conditions.

21 64. The applicant and/or school operator shall provide the City with contact information for a
22 designated responsible party at the school responsible for resolution of complaints and
23 operational and permit condition issues. Contact information shall be kept current and the
Planning Division shall be notified of any change in contact information.

24 65. School enrollment shall not exceed 400 students.

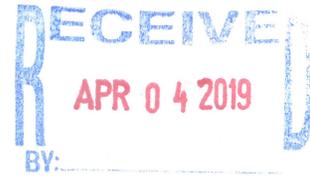
25 66. The school shall be operated in a manner consistent with the School Charter issued by
26 the Los Angeles County Office of Education.

27 67. That the applicant and property owner agree in writing to the above conditions.
28

**ASPIRE PUBLIC SHOOOLS MEMORANDUM
DATED APRIL 4, 2019**

EXHIBIT D

CASE NO. 2019-02 CUP



To: Carlos Luis, Senior Planner, City of Huntington Park

From: Dustin Katch, Regional Director of Operations, Aspire Public Schools

CC: Liliana Garcia, Principal, Aspire Antonio Maria Lugo Academy
Stefan Bean, Los Angeles Area Superintendent, Aspire Public Schools
Casey Hoffman, Director of Growth & Strategy, Aspire Public Schools

Date: April 4, 2019

Re: Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue
Proposed CUP Amendment – Planning Case No. 2014-01A CUP/DP

This memorandum is submitted in support of the application to amend the existing Conditional Use Permit/Development Permit (“CUP”) for Aspire Antonio Maria Lugo Academy (“AMLA”) located in the City of Huntington Park. Aspire hereby provides information relevant to the new or revised conditions of approval for the proposed amendment to the CUP.

AMLA Student Enrollment

After opening the current facility in August 2015, enrollment for the 2015-2016 school year eventually reached 431 students. This enrollment increase resulted from unanticipated demand at the new location. We note that the vehicle trip count measured to be an average of 573 inbound trips across three days in October 2015 was substantially below the 1,050 inbound daily trips permitted by the 2014 CUP Mitigation Measure No. 1. Since the 2015-16 school year, AMLA has remained at or below 400 students in compliance with the CUP and condition 60..

As part of the CUP amendment, AMLA is proposing an increase of maximum enrollment from 400 to 426. The proposed increase is to better serve the Huntington Park community and alleviate the growing waitlist in grades 1 and 2. In addition, we now have the extra classroom space available within the existing facility that we can utilize in order to serve the additional students. Given the traffic data referenced above, we do not believe the additional 26 students will have a substantial environmental impact in the community.

Our demographic records show that 41% of AMLA’s current students reside in Huntington Park, and that 95% of our students reside within the LAUSD boundary. 77% of AMLA’s students reside within 3 miles of the school. It is our understanding that this percentage is consistent with the student demographics of LAUSD schools in the City, including Nimitz Middle School and Huntington Park Elementary School.

Aspire is committed to working with the City to encourage enrollment at AMLA by students from the surrounding neighborhood and the City. To demonstrate that commitment, we attach hereto as Exhibit C Aspire AMLA’s Neighborhood Recruitment Plan. This plan includes concrete steps to expand the awareness of enrollment opportunities at AMLA, such as posting enrollment signage on the school facility and distributing enrollment flyers in the immediate neighborhood. Aspire will continue to comply with applicable Education Code requirements, which require charter schools to admit all pupils who wish to attend up to available capacity, and prohibit admission requirements based on place of residence. See Cal. Educ. Code § 47605(d). See *also California School Boards Assoc. v. State Bd. Of Education* (2011) 191 Cal.App.4th 530, 573 (“The Legislature has provided that admission to a start-up charter may not be determined according to the place of residence of a student, parent or legal guardian.”).

* * * * *



We appreciate your consideration of the above information and related attachments in connection with the pending CUP amendment.

Please let us know if you have additional questions relating to the pending application for amendment of the AMLA CUP. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dustin Katch".

Dustin Katch, Regional Director of Operations, Aspire Public Schools

ATTACHMENTS

- Exhibit A: CUP Amendment Application
- Exhibit B: Revised Drawings
- Exhibit C: Aspire AMLA Neighborhood Recruitment Plan

**ASPIRE PUBLIC SCHOOLS NEIGHBORHOOD
RECRUITMENT PLAN 2019-2020**

EXHIBIT E

CASE NO. 2019-02 CUP

Aspire Antonio Maria Lugo Academy (AMLA)

Neighborhood Recruitment Plan 2019-2020

CONTEXT: Every year, AMLA conducts a lottery in order to enroll students in any open positions in grades 1-5 as well as enrollment two classes of kindergarteners, to reach but not exceed the enrollment of 400 students.

GOAL: In keeping with the Lottery Priority List, established in the Los Angeles County Office of Education-approved charter for AMLA, a **recruitment plan** will be created and implemented to ensure that as many families within the 61st and Carmelita area of Huntington Park are aware of the following:

1. AMLA instructional program and the expectation of “College for Certain”
2. The lottery dates and procedures (Lottery Date: Friday, April 5, 2019)

RECRUITMENT PLAN

ACTIVITY	Dates	Person Responsible
<p>SIGNAGE School will create large signs to display on the corner of Carmelita and 61st to inform community members of the following dates and location:</p> <ul style="list-style-type: none"> • Open Houses • Lottery 	<p>January 13 through April 5 (two months)</p>	<p>AMLA Principal with assistance from Regional Director of Operations</p>
<p>NOTICES 1-Flyers notifying community of the Open Houses and Lottery will be created and <u>posted</u> in local businesses and on car windows within a five block perimeter. 2-Flyers notifying community of the Open Houses and Lottery will be created and <u>mailed</u> to all residents within a five block perimeter. 3- Flyers and other information will also be sent to the two local schools. 4- Principal will <u>connect</u> with both LAUSD principals in order to communicate opportunities for collaboration and shared community events.</p>	<p>By April 15</p>	<p>AMLA School Principal and Office Manager</p>
<p>OPEN HOUSES Two open houses will be scheduled for area community members. (Spring 2019, Fall 2019) Topics include introduction to school program, calendar, meeting the principal and key staff, and enrollment/lottery information, as well as setting up school tours and assistance with signing up for the lottery.</p>	<p>One afternoon or evening in May or October</p>	<p>AMLA Dean of Instruction</p>

LOTTERY

Lottery date will be published and publicized, as noted above. It will be held in the library. Members of the HP City Council and Planning Commission will be formally invited to attend. The public is also invited to attend. Lottery results are immediately posted on the school windows, as well as the Wait Lists.

AMLA Principal and Office Manager, with assistance from the Regional Director of Operations.

Note: By the Charter agreement, first priority for enrollment each year is given to 1) siblings of students already admitted to the charter school 2) Founding families (not to exceed 10%) and children of Aspire Regularly employees (not to exceed 10%) 3) Children residing within the district 4) All other students who reside in the state of California

PROJECT PLANS

EXHIBIT F

CASE NO. 2019-02 CUP

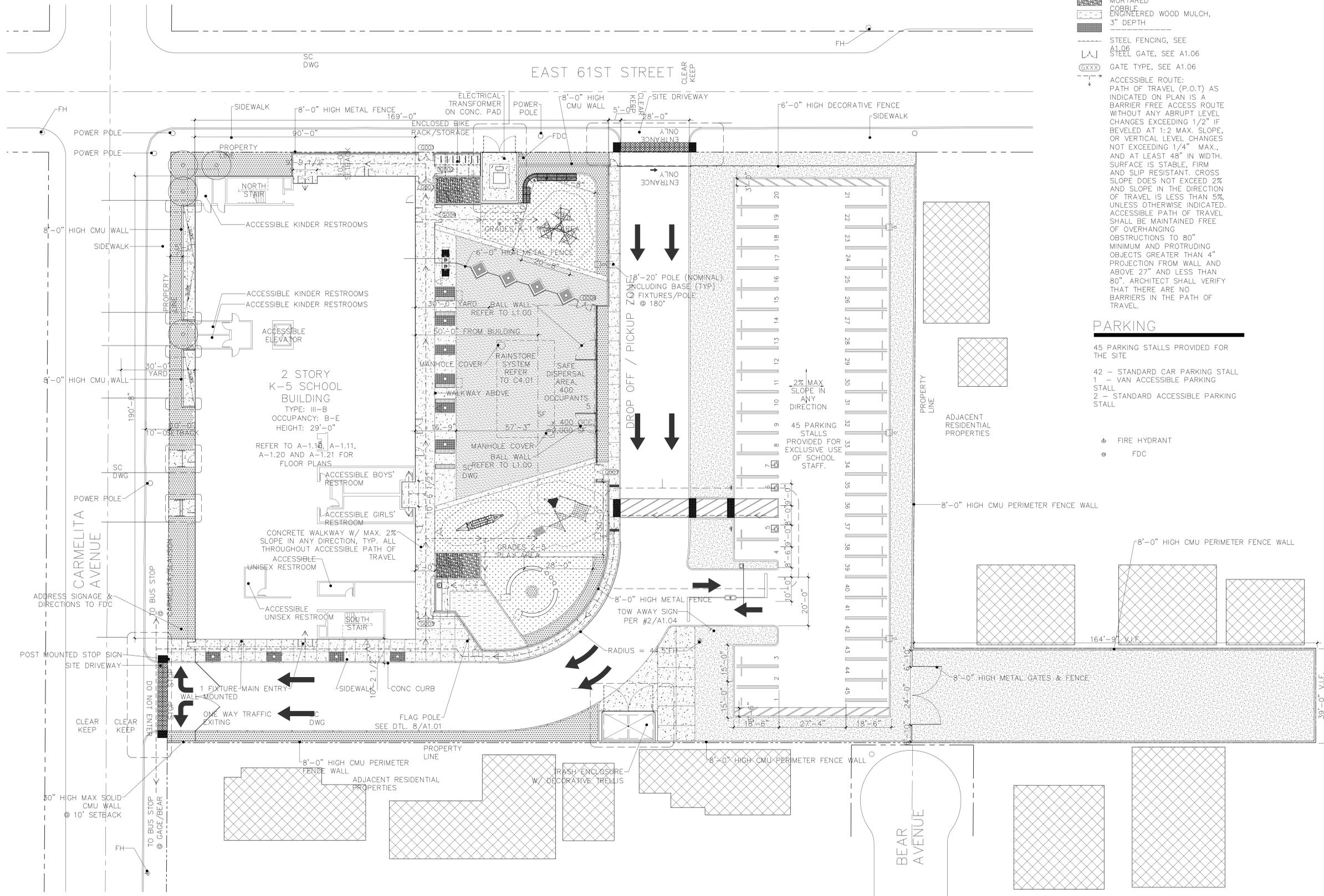
SITE PLAN LEGEND

-  GRASS
-  PLANTING AREA
-  CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
-  ASPHALT PAVING
-  SYNTHETIC TURF
-  RESILIENT SYNTHETIC TURF
-  MORTARED COBBLE
-  ENGINEERED WOOD MULCH, 3" DEPTH
-  STEEL FENCING, SEE A1.06
-  STEEL GATE, SEE A1.06
-  GATE TYPE, SEE A1.06
-  ACCESSIBLE ROUTE: PATH OF TRAVEL (P.O.T) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX., AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

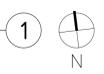
PARKING

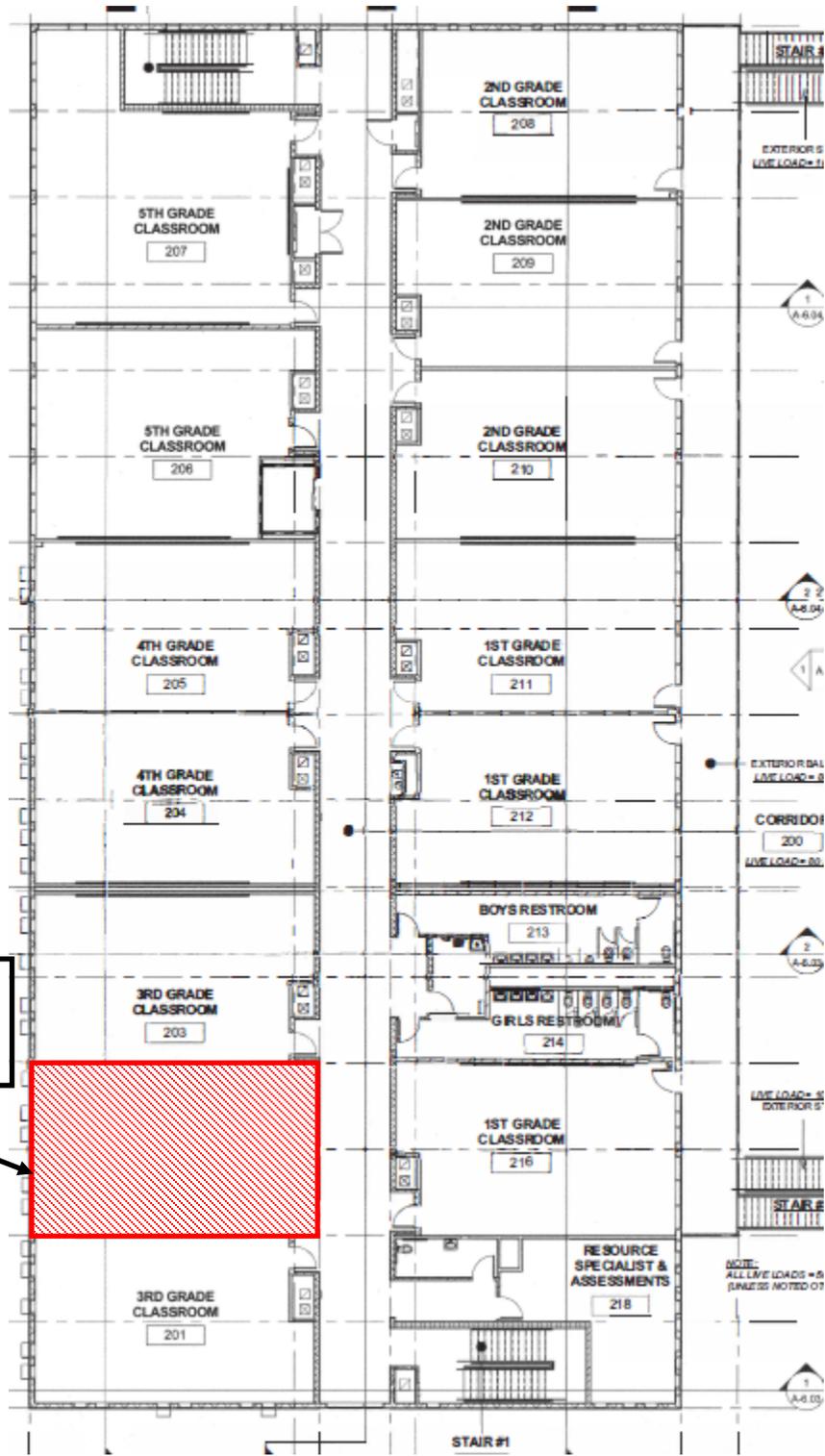
- 45 PARKING STALLS PROVIDED FOR THE SITE
- 42 - STANDARD CAR PARKING STALL
- 1 - VAN ACCESSIBLE PARKING STALL
- 2 - STANDARD ACCESSIBLE PARKING STALL

-  FIRE HYDRANT
-  FDC



SITE PLAN
 SCALE: 1/16" = 1'-0"





**EXISTING
CLASSROOM TO BE
ACTIVATED**

ENLARGED 2ND FLOOR PLAN

**ENTITLEMENT
APPLICATIONS/ENVIRONMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT G

CASE NO. 2019-02 CUP



CITY OF HUNTINGTON PARK
 Community Development Dept. • Planning Division
 6550 Miles Avenue, Huntington Park, CA 90255
 Tel. (323) 584-6210 • planning@hpca.gov

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: \$2,350.00 Initials: _____

PROJECT INFORMATION

Project Address: 6100 Carmelita Avenue, Huntington Park, CA

General Location: East Huntington Park

Assessor's Parcel Number (APN): 6318-028-900; 6318-029-900

APPLICANT'S INFORMATION

Applicant: _____ Aspire Public Schools, Attn: Casey Hoffman

Mailing Address: _____ 1001 22nd Avenue, Suite 100, Oakland, CA 94606

Phone 1: 510-434-5000 Phone 2: _____

Email: Dustin.Katch@aspirepublicschools.org

PROPERTY OWNER'S INFORMATION

Property Owner: Aspire Public Schools

Mailing Address: 1001 22nd Avenue, Suite 100, Oakland, CA 94606

Phone 1: _____ Phone 2: _____ Email: _____

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

This is a request to amend existing Conditional Use Permit for property listed above.
This request is to be able to meet the needs of our community, by opening an additional
second grade classroom, and enrolling an additional 26 students who are on our waitlist.

RECEIVED
 APR 04 2019
 BY: _____

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code;
- B. The proposed use is consistent with the General Plan;
- C. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
- E. The subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the **applicant**:

1. The site for this proposed use is adequate in size and shape. (Explain)

Yes, the school has a total of 16 classrooms, and only 15 are currently occupied. Increasing our enrollment to 426 will allow us to enroll one class to utilize the 16th classroom.

2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)

Yes, no additional construction is required. The school has established and implemented clear traffic patterns and guidelines for the past four years, which will support the additional 26 students. Parking is provided for all staff on site.

3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

No, the school is in place, and no additional construction is occurring.

4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

The proposed Conditional Use Permit will not be in conflict with the General Plan, the 16th classroom already exists.

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Applicant's Signature (Required)

Date

Dustin Katch

Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.

Property Owner's Signature (Required)

Date

Print Name



CITY OF HUNTINGTON PARK
 Community Development Dept. • Planning Division
 6550 Miles Avenue, Huntington Park, CA 90255
 Tel. (323) 584-6210 • planning@huntingtonpark.org

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: _____ Initials: _____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: Aspire Public Schools

Address: 1001 22nd Ave, Suite 100, Oakland, CA 94606

Telephone: 510.434.5000 Fax: 510.434.5010

2. **Contact Person concerning this project:**

Name: Casey Hoffman

Address: Same as above

Telephone: _____ Fax: _____

3. **Address of project:** 6100 Carmelita Avenue, Huntington Park, CA

4. **Assessor's Parcel Number (APN):** 6318-028-900 & 6318-029-900

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

Conditional Use Permit

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

N/A

7. **Existing Zone:** RH – High Density Residential

8. **Proposed use of site:** Public Charter School (existing).

9. Site size (lot dimensions and square footage):

80,855 sqft

10. Project size:

Square feet to be added/constructed to structure(s):

N/A

Total square footage of structure(s): No additions

11. Number of floors of construction:

Existing: 2 floors (charter school building)

Proposed: Addition of 26 students

12. Parking:

Amount required: 1 for every 10 students = 426/10 = 42.6

Amount provided: 45

13. Anticipated time scheduling of project: N/A

14. Proposed phasing of development: Charter school construction complete in August 2015; no additional construction is occurring.

15. If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:

N/A

16. If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:

N/A

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

N/A

18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

D

b. Create or cause smoke, ash, or fumes in the vicinity?

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?

D

D

GEOLOGY AND SOILS

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

D

HAZARDS

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?

D

D

- c. Impact groundwater quality?
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies?

 D
 D

LAND USE AND PLANNING

26. Would the proposed project:

- a. Conflict with the Zoning or General Plan designation?
- b. Be incompatible with existing land use in the vicinity?
- c. Disrupt or divide the physical arrangement of an established community?

 D
 D
 D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

- a. Conflict with the conservation of water?
- b. Use non-renewable resources in a wasteful and/or inefficient manner?
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)?

 D
 D
 D

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels?
- b. Exposure of people to severe noise levels?

 D
 D

POPULATION AND HOUSING

29. Would the proposed project:

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)?
- b. Displace existing housing, especially affordable housing?

 D
 D

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:

- a. Fire protection?

 D

- b. Police protection?
- c. Schools?
- d. Maintenance of public facilities, including roads?
- e. Other governmental services?

RECREATION

31. Would the proposed project:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities?
- b. Affect existing recreational opportunities?

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion?
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)?
- c. Inadequate access to nearby uses?
- d. Insufficient on-site parking capacity?
- e. Hazards or barriers for pedestrians or bicyclists?

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:

- a. Power or natural gas?
- b. Communications systems?
- c. Local or regional water treatment or distribution facilities?
- d. Sewer or septic tanks?
- e. Storm water drainage?
- f. Solid waste disposal?
- g. Local or regional water supplies?

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The site is made up of two parcels that total 80,855 sqft in area. It is developed with a 2-story 34,000 public charter school building with outdoor play space and a surface parking lot restricted for school staff with 45 parking spaces. There is a two-lane internal drive for drop-off/pick-up queuing on site.

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

The requested amendment would not increase the intensity of land use as the classroom already exists.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant (Signature)

Date