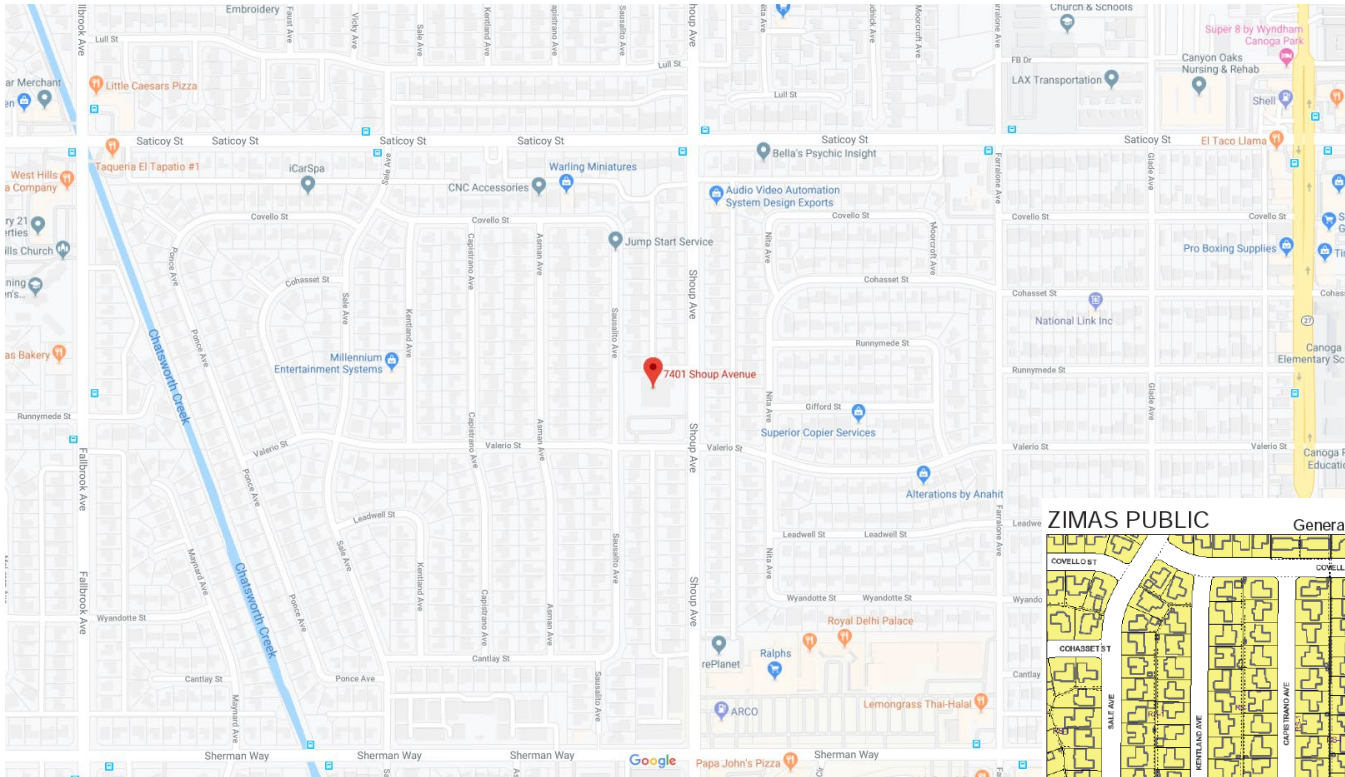


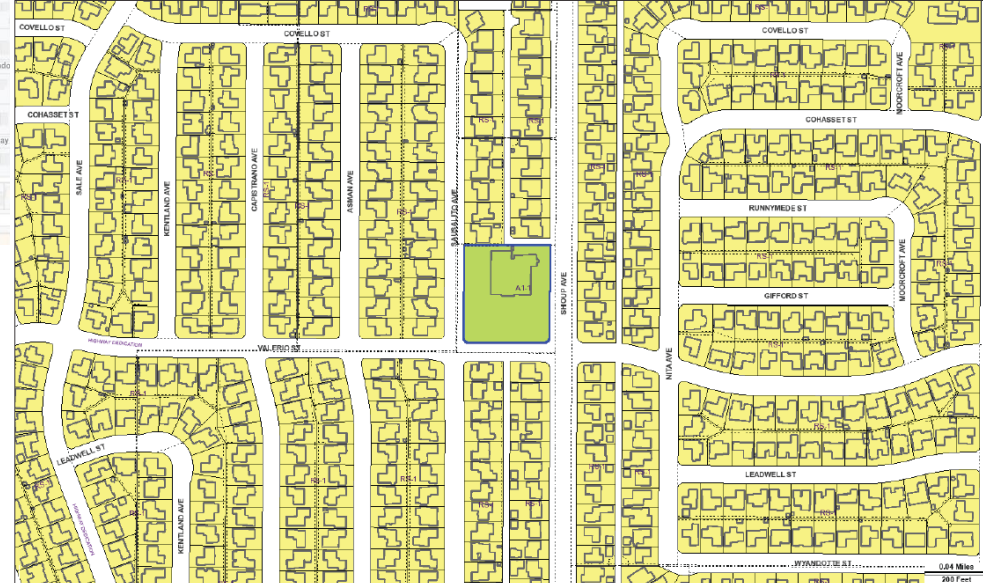
El Camino Real Charter High School 7401 Shoup Avenue, 91307

Presentation Outline

- Background
- Requests
- Community Outreach
- Neighborhood Council Recommendation



ZIMAS PUBLIC Generalized Zoning 12/06/2018 City of Los Angeles Department of City Planning

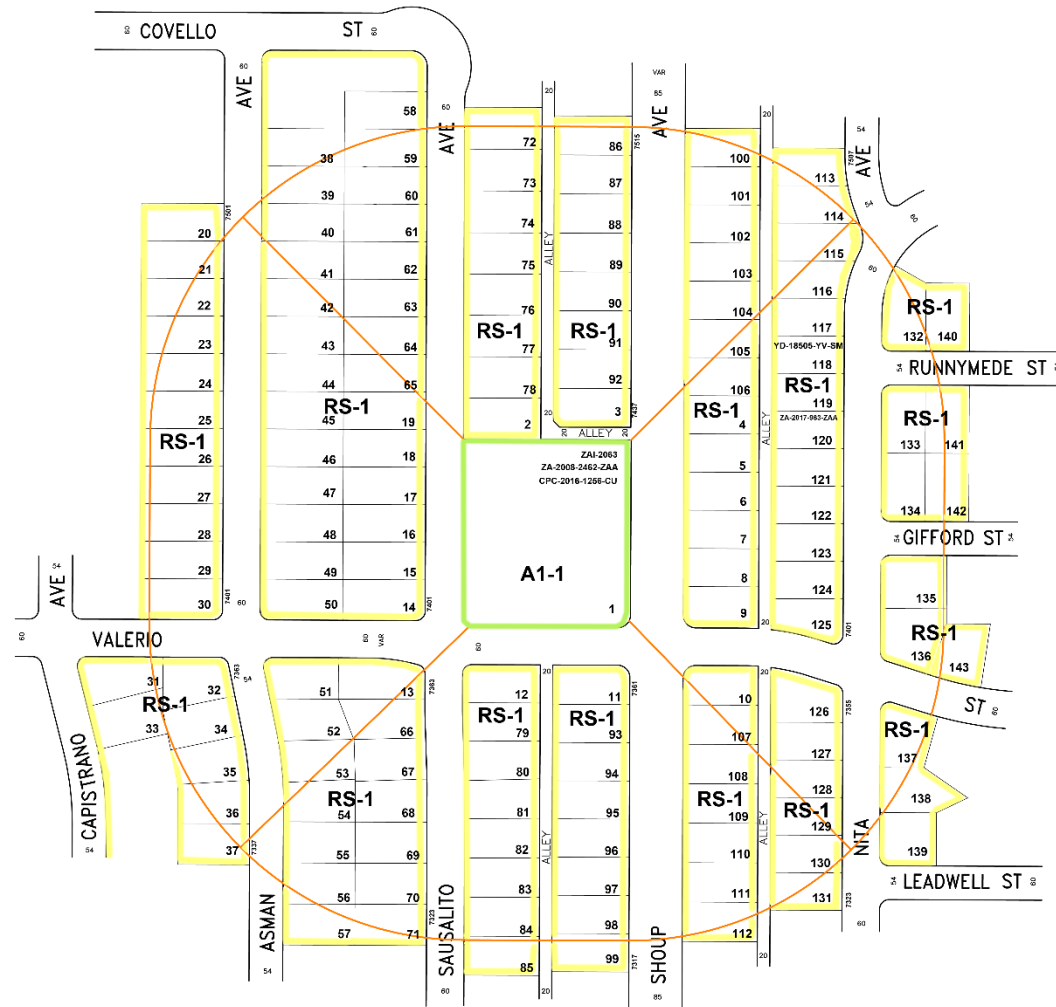


Address: 7401 N SHOUP AVE
APN: 2022019023
PIN #: 186B101 532

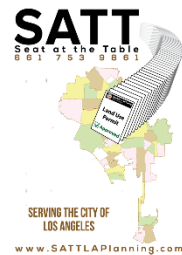
Tract: TR 29454
Block: None
Lot: LT 1
Arb: None

Zoning: A1-1
General Plan: Low Residential





**Conditional Use Permit (Section 12.24-U,24)
Zone Variance (Section 12.28)**



Site Address	22431 W VALERIO ST
Site Address	7401 N SHOUP AVE
Site Address	7400 N SAUSALITO AVE
ZIP Code	91307
PIN Number	186B101 532
Lot/Parcel Area (Calculated)	80,125.3 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID J4
Assessor Parcel No. (APN)	2022019023
Tract	TR 29454
Map Reference	M B 759-57/58
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	186B101

Zone
A1, A2(U), A2, A3(P), RA, RAP
ASP, CT, C1, C2(P), C2, C3(P), CA, C4(U), C5, C5C, CR, CDR(P), COW, LASED, PSP, USC-1A, USC-1B, USC-2, USC-3, WCOLLEGE, WCOMMERCE
CCS, CM, CMGM, CM(U), LAX, MP(V), M1, M2, M3(P), M3, M3L, M3C, S1, S2(CA), S2(CA), S2(CA)
PTSP, R2, R3, R3(P), R3(U), R4, R4(P), RS, RAS3, RAS3(U), RAS4, RD1.5, RD2, RD3, RD4, RD5, RD6, RRP, RXX
GW(CA), OS, OS(P), OS(U)
P, PB
R1P, R2P, R3P, R1, R1H, R1H3, R1V1, R1V2, R1V3, RE, RE11, RE15, RE20, RE40, RES, RS, RU, RW1, R21.5, R21, R24, R25
PP, PP(U)



Scale 1" = 100'

Date:
Update:

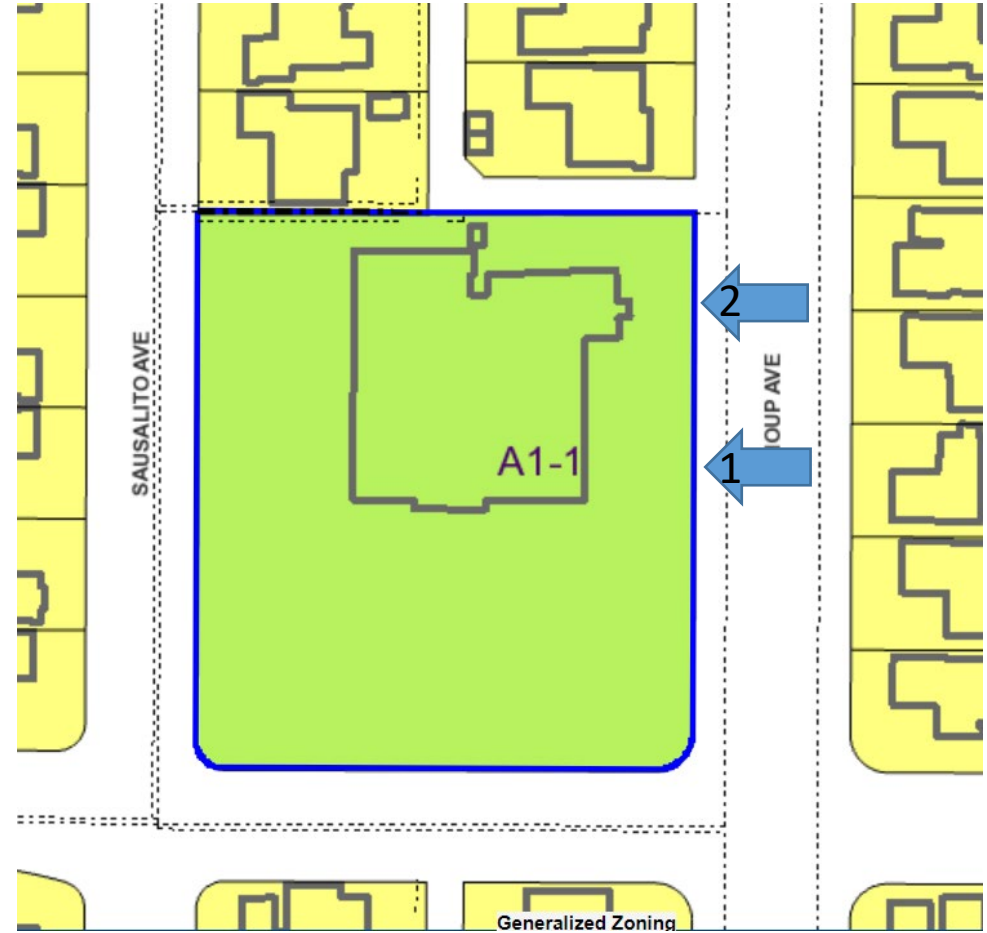
El Camino Real Charter High School
7401 Shoup Avenue, 91307



1



2



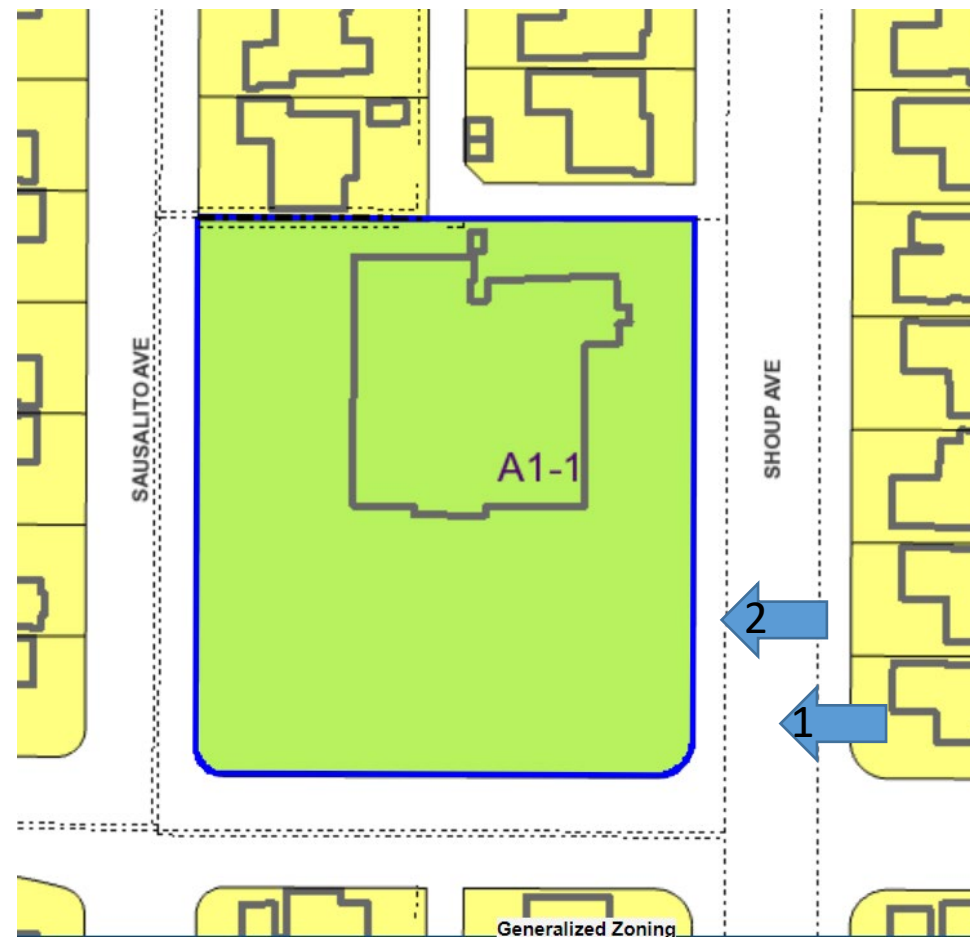
El Camino Real Charter High School
7401 Shoup Avenue, 91307

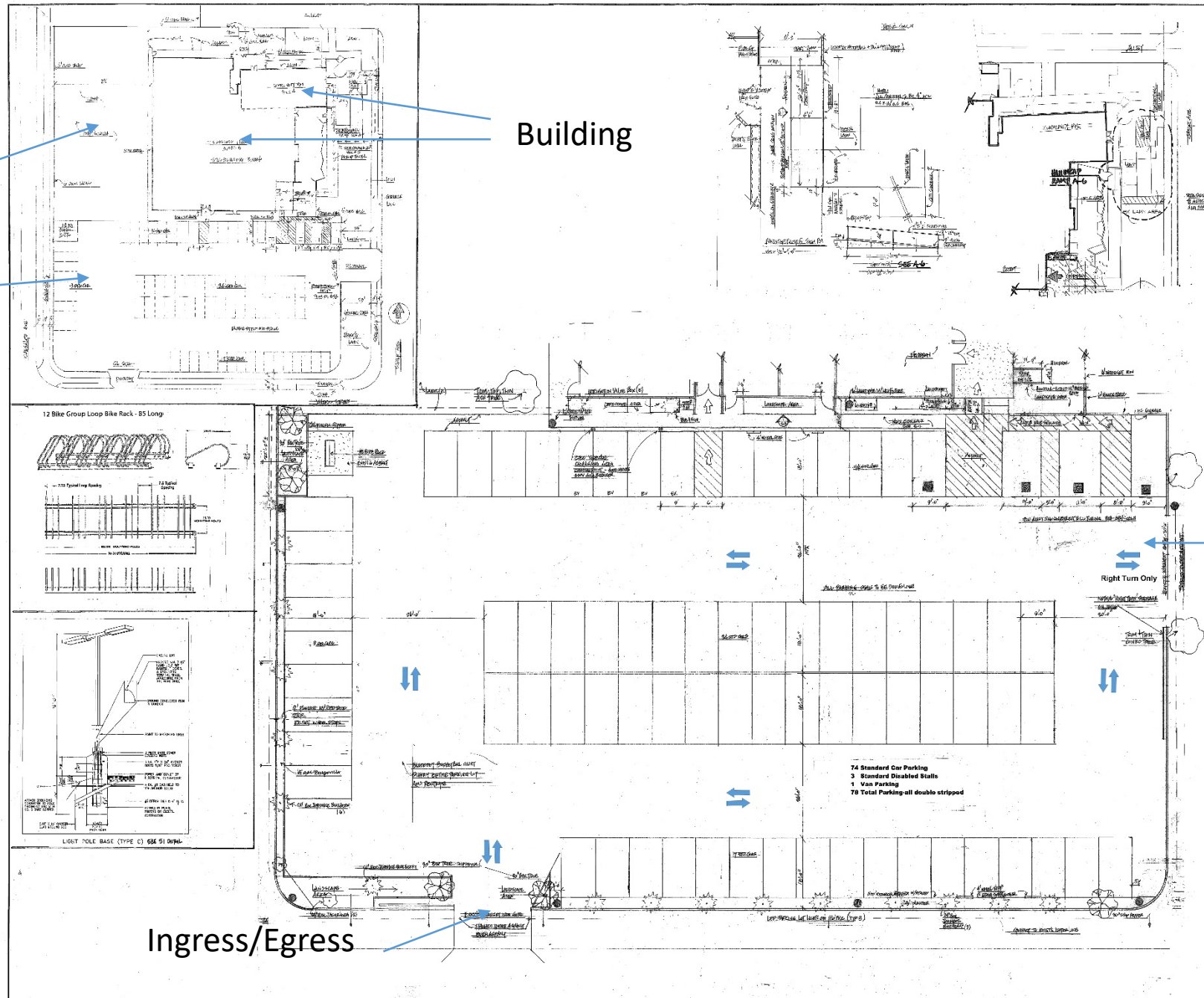


1



2





Open Space

Parking
(detail below)

Building

Ingress/Egress

ARCHITECT:

PROJECT:

**EL CAMINO
CHARTER SCHOOL**
7401 SHOLP AVENUE
WREST - I. S. CA

**Ingress/
Egress – right turn only**

SHEET TITLE:

**PARKING LOT LIGHTING &
STRIPES, LANDSCAPE,
HANDICAP RAMP, PATH OF TRAVEL.**

REVISIONS:

1	1/12/12	ADDITIONAL
2	2/12/12	REVISION TO BUILDING
3		
4		

JOB NUM/STR:

SCALE:	DRAWING NO.
1"=40'-0"	A-5
DRAWN BY:	
DATE:	NOV 10, 2011

REQUESTS (PROPOSED PROJECT)

REQUESTING

To modify several conditions of Case No. CPC 2016-1256(CU) pursuant to Section 12.24-U,24 of the Los Angeles Municipal Code.

REQUESTING

A Variance, pursuant to Section 12.27 of the Los Angeles Municipal Code, to exceed sign size of 20 square feet; otherwise prohibited by Section 12.21-A,7(g) of the Los Angeles Municipal Code.

There is no increase in square footage of the building, reduction of required parking, nor decrease in landscape from that approved in Case No. CPC 2016-1256(CU).

Condition No. 3: Property Use

Property Use. The use of the subject property shall be limited to a school in substantial compliance with the herein conditions. ~~, grades Kindergarten through 12, with a maximum enrollment of 400 students and 50 students onsite at one time.~~

Justification for Modification:

- Historical use of Condition.
- Kindergarten was not and is not a proposed use.
- Restriction on enrollment is not related to “Use of Land”.

Condition No. 5: Hours of Operation Student/Faculty/Administration Use

Hours of Operation. ~~Hours of operation instruction in the Independent Study Program (“ISP”) and other educational programs shall be limited to 8 a.m. until 5 3:30 p.m. except that~~ To prepare for the students, faculty and staff shall be permitted to arrive at 7:00 am and to depart at 6 5:30 p.m. ~~Hours of instruction are limited to 8:30 a.m. until 3 p.m. Days of operation are limited to Monday through Friday.~~

Afterschool activities such as club meetings shall be permitted from 3:30 pm until 7:00 pm Monday through Friday, unless a Special Event is scheduled; whereby, Afterschool activities shall end at 5:30 p.m. (italic revised after submitted application)

During certain evenings, weekends and summer dates, the facility may be available on a restricted basis to faculty, staff, and student groups from of El Camino in need of space to meet or hold training sessions (i.e., professional development and leadership meetings).

ISP instruction and education programs shall not occur during the school’s summer break.

Justification for Modification:

- Create use categories (Instructional/educational/Staff, Afterschool, Special events)
- Special Events hours are governed by Condition No. 6.

Condition No 6: Special Events

Special Events. Not more than ~~12 Special Events per year~~ five (5) Special Events per month are authorized. Special events are activities involving parents and/or other visitors where more than 50 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of Special Events.

Special Events hours are as stated below and shall not occur with any ISP's Student/Faculty/Administration

Uses:

- a. Monday through Friday: 5:30 p.m. to 11:00 p.m. (*italic revised after submitted application*)
- b. Saturday and Sunday and Holidays 10:00 a.m. – 5:00 p.m.

Justification for Modification:

- As schools seek to tackle the achievement gap and how to build healthy neighborhoods, they are transforming themselves to achieve educational results by fulfilling a broader social function.
- An increase in the number of Special Events from 12 a year to 60 a year.
- Monday to Friday hours for Special Events are patterned after Commercial Corner operational hours found in Section 12.22-A,23 of LAMC while Saturday and Sunday hours are fewer.
- Hours for Special Events will not overlap with instruction/educational programs and after school activities in order to reduce potential traffic, parking, and noise impacts to the surrounding residential community.

Conditions No. 10: Parking Location Management

- a. **Parking Location.** No students, faculty, or other employees of the school shall be permitted to park off-site; they shall only be permitted to park on-site in the schools' parking lot. All students who drive to school, all faculty and all other employees shall be instructed by the management of the school to park on-site and not on the adjacent streets.
- b. **Permit System.** A student permit driving or parking system shall be established enabling the school to monitor Trips and parking availability.
- c. **Transportation Demand Management:**
 - i. Include information in brochure programs and flyers advertising activities encouraging alternative transportation and as well offer incentives to users who use alternative means of transportation other than single occupancy vehicles.
 - ii. To reduce potential spillover parking in residential areas, place signs or notices in key locations on-site or other means presenting parking policies and warning drivers of the possibility of being towed for noncompliance with Municipal Code parking laws and herein conditions.
 - iii. Parking Overflow. A parking plan/valet plan shall be prepared indicating how overflow parking would be managed by use of on-site tandem parking and at an off-site location within 1,500 feet of the subject site.
 - iv. Use due diligence in seeking additional sites for parking, if other mitigation measures are found deficient.

Justification for Modification:

- Transportation Demand Management (TDM) strategies goal is to make non-solo driving more attractive.
- Requires providing information to students and visitors on travel choices and parking, marketing and communications, and possibly financial incentives.
- Impose a higher standard of “due diligence” (i.e., Condition No. 10.c.iv).
- Require track and monitor the number of students who drive to campus (i.e., Condition 10.b).

Condition No. 12: ~~Enrollment~~ Use of Property at Any One-Time

~~**Enrollment.** Use of Property at any One-Time Enrollment shall not exceed 25 students per day in grades 9-12 in year one and a maximum of 80 students per day in grades K-12. Morning and afternoon student arrival and departure times shall be staggered. Not more than 50 ISP students shall be onsite at one time for instruction/education and not exceed 150 during any one-day. The maximum number of teachers and staff shall not exceed 20 on site at any one time.~~

Justification for Modification:

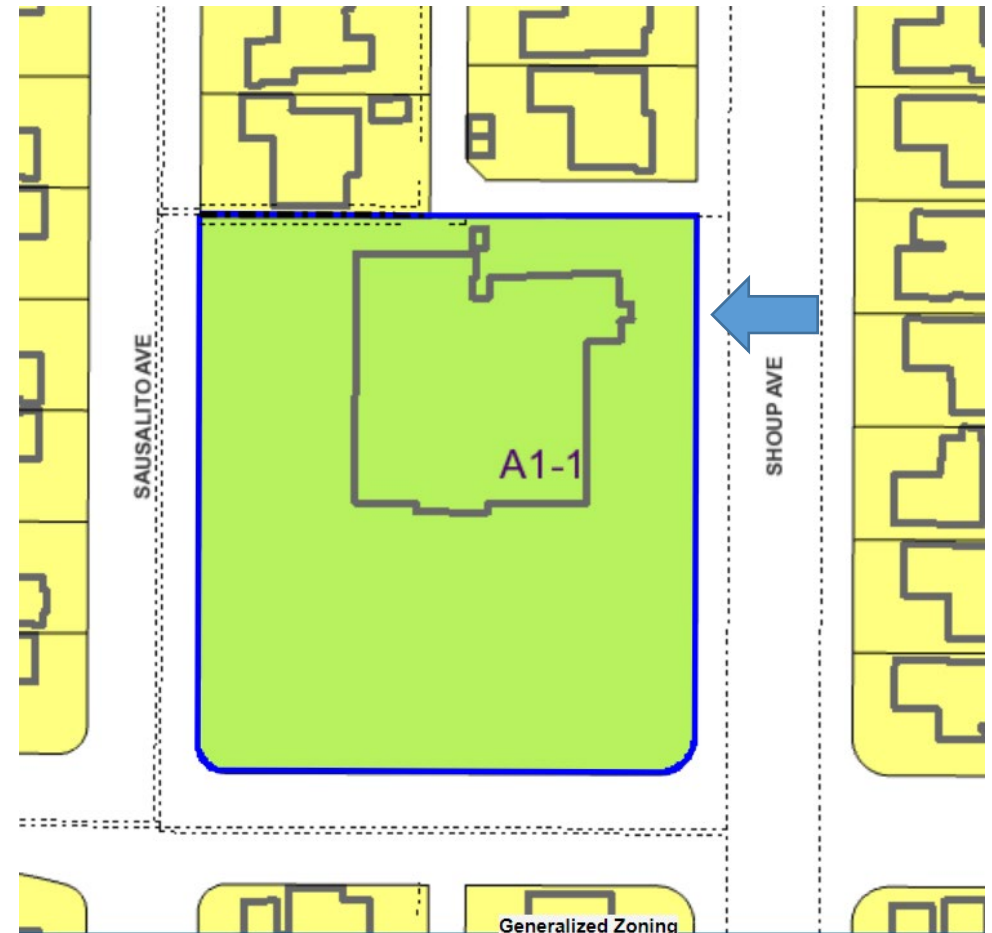
- Modified to permit 150 students a day so to create three instructional sessions of staggered attendance with no more than 50 students in a session and on campus at any one time.
- Enrollment is not related to “Use of Land”, which is a legitimate governmental purpose of land use planning. Rather, it is a business matter.
- Language is perplexing by citing “25 students per day in grades 9-12 in year one and a maximum of 80 students per day in grades K-12” The numbers don’t make since but seems to limit day total to 105 students. What is the permitted number after the first year?
- Imposes the same 50 students “at any one time” limit as approved pursuant to Case No. CPC 2016-1256(CU).



Case No. CPC 2016-1256(CU) Condition No. 13 Signs.

“All exterior signs shall be of an identification type and shall be affixed to the façade of the building. “

Hardship: The location of the most projecting portion for the façade is approximate 85 feet from the centerline of the street and somewhat obscured by trees.

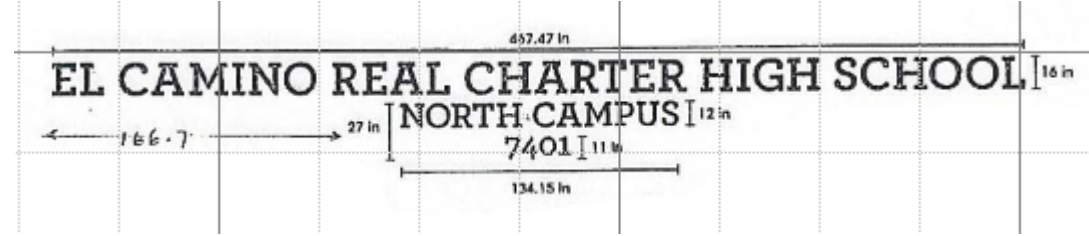
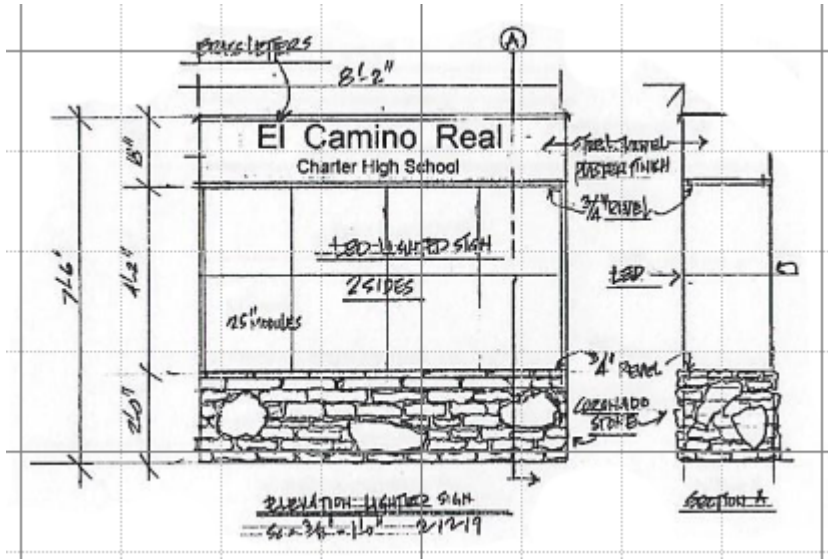


Condition No. 13: Signs

Signs. All exterior signs, except as listed below, shall be of an identification type and shall be affixed to the façade of the building and comply with Section 12.21-A,7(g) of the Los Angeles Municipal Code. Directional type signs shall be indicated on plans submitted to and approved by the Department of Building and Safety and the Department of Transportation.

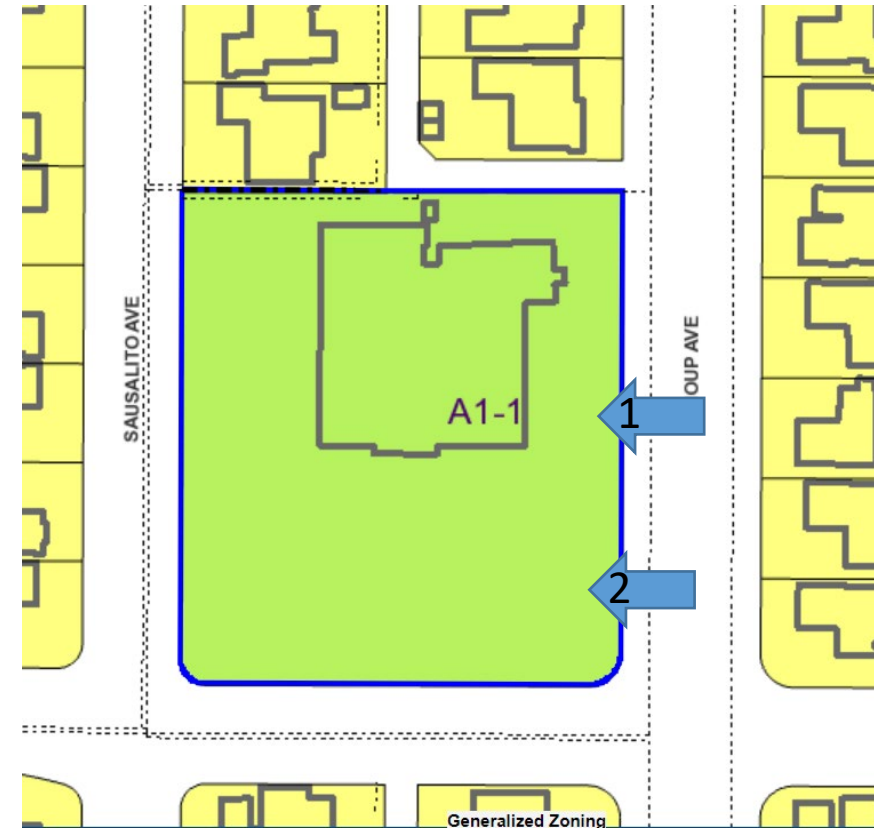
- a. Pursuant to an approved Variance, a Wall Sign as shown in Exhibit “B”, if installed, shall be identification type located on the east-facing wall and shall not exceed 77.1 square feet in size and not illuminated.
- b. Pursuant to an approved Variance, a LED monument sign as shown in Exhibit “C” if installed may be Information type and not exceed 61.25 square feet for the structure and 46.3 square feet for each sign face. Special consideration shall be given to the impact on homes adjacent to the property by orienting the sign on an east/west axis, designed such that it produces a maximum light intensity no greater than three foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property, and shall not be lit between 11:00 p.m. and 7:00 a.m.

Location of Proposed Signs



2 Location / Wall Sign

1 Location / Monument Sign



El Camino Real Charter High School
7401 Shoup Avenue, 91307



The End

