



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, May 18, 2016 at 6:30 p.m.**

**Freedom Park  
Community Room  
3801 E. 61<sup>st</sup> Street  
Huntington Park, California 90255**

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 Efren Martinez  
Vice Chair Carlos Cordova  
Commissioner Eduardo Carvajal  
Commissioner Angelica Montes  
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.***

## **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.

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of April 20, 2016

## **PUBLIC HEARING**

1. **(Continued from April 20, 2016) CASE NO. 2014-01A CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION** – A request to modify Conditional Use Permit and Development Permit Case No. 2014-01 by removing the construction of a 5-story parking lot and apartment structure containing 100 parking spaces and 36 apartments and replacing it with 45 off-street parking spaces for the use of the existing charter school, and an addendum to the Mitigated Negative Declaration.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2014-01A approving the removal of the construction of a 5-story parking lot and apartment structure, and an addendum to the Mitigated Negative Declaration for property located at 6100 Carmelita Avenue, within the Residential High Density (R-H) Zone.

## **STAFF COMMENTS**

## **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to a Special Meeting on Thursday, May 19, 2016 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 agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 12<sup>th</sup> of May 2016.

A handwritten signature in black ink, appearing to read 'Carlos Luis', written over a horizontal line.

Carlos Luis



# MINUTES

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting  
Wednesday, April 20, 2016 at 6:30 p.m.

Huntington Park City Hall  
City Council Chambers  
6550 Miles Avenue  
Huntington Park, California 90255

Chair Martinez called the meeting to order at 6:34 p.m. PRESENT: Commissioners: Eduardo Carvajal, Angelica Montes, (VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez. STAFF PRESENT: Senior Planner Carlos Luis, Permit Technician Rodrigo Pelayo, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Carvajal.

### PUBLIC COMMENT

1. Luis Huizar, voiced concern with alarms that are going off during the weekend at Aspire School, and asked what the process was to request a stop sign at Corona and 71<sup>st</sup> Street because vehicles are driving at excessive speeds at this location.
2. George Franco, commented on the agenda and feels it should have been posted at the community center since its next to Aspire school.

### CONSENT ITEMS

**Motion:** Commissioner Carvajal motioned to approve consent items, seconded by Commissioner Montes. Motion passed unanimously by one motion.

1. Approved Planning Commission Meeting Minutes of:
  - 1-1. Regular Meeting of March 16, 2016; and
  - 1-2. Special Meeting of April 6, 2016

## **REGULAR AGENDA**

Assistant City Attorney Noel Tapia, noted that Vice Chair Cordova lives within the 500 feet boundary of the proposed property and recommended that Vice Chair Cordova recuse himself.

At 6:45 p.m. Vice Chair Cordova recused himself from the Council Chambers due to the conflict of interest living within 500 feet of said property.

1. (Continued from April 6, 2016, Regular Planning Commission Meeting) CASE NO. 2014-01A CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION – A request to modify Conditional Use Permit and Development Permit Case No. 2014-01 by removing the construction of a 5-story parking lot and apartment structure containing 100 parking spaces and 36 apartments and replacing it with 45 off-street parking spaces for the use of the existing charter school, and an addendum to the Mitigated Negative Declaration.

Senior Planner Carlos Luis, presented the staff report.

Chair Martinez opened the item up for public comment.

## **PUBLIC COMMENT**

1. Sandra Kim and Liliana Garcia, Co-Principals, Aspire School, spoke in support of the proposed request.
2. Carolyn Choy, applicant, asked for a reduction to the conditions and asked the Commission to consider solutions, wants to continue working with the City and other schools but wants to be active in solutions.
3. Melissa Dugan, Traffic Consultant with Santec and Sandra Kim, Co-Principal, provided a PowerPoint presentation on a traffic study that was conducted and noted some of the issues that had been addressed i.e. flow of traffic, parking and new time schedule.
4. Kerry Porter, resident across from the school, voiced concern on some of the conditions, thanked the Commission and Aspire School for their assistance with an issue regarding his property line. He spoke in regards to safety noting there had been a shooting in the area of the school and suggested adding a condition to share a police officer with the city and to add the condition to use camera's to help monitor the area and asked if anything can be done with the park way and a vacant lot behind the property as far as maintenance.
5. Miriam Torres, Aspire parent, pointed out that the parents normally don't park on the street, she likes the face pace of picking up and drop off of the children, and noted that the shooting that was noted by a previous speaker, had happened after school hours.

**PUBLIC COMMENT (continued)**

6. Norma Santiago, Aspire parent, spoke in regards to safety in the area and is in support of the school.
7. Jorge Corona, commented on safety and questioned why the school is being asked to provide security when the City should be taking care of it.
8. Yolanda, Aspire parent, feels apartments are not a viable option and would like to see more space so the kids can play.
9. Maria Flores, Aspire parent, stated she has no problems with parking at the school, but is concerned with safety.
10. Rocio Corona Aspire parent, commented on parking being a problem, spoke in support of the school and feels there are no safety problems.
11. Jorge Salas, commented on traffic being a problem on Carmelita and is concerned with safety, parking being an issue, and encouraged the Commission to go to the school and see for themselves.

Chair Martinez closed public comment.

**Motion:** Chair Martinez motioned to continue the item to the Regular Planning Commission Meeting on Wednesday, May 18, 2016, to be held at Freedom Park, in order to give everyone a chance to speak, seconded by Commissioner Montes. Motion passed 3-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, and Chair Martinez  
NOES: Commissioner(s): None

At 7:45 p.m. Vice Chair Cordova reentered the Council Chambers.

City Manager Edgar Cisneros announced that there is a community meeting pertaining to traffic issues caused by all schools put on by the Traffic Authority on Wednesday May 11, 2016, at Freedom Park.

2. **CASE NO. 2014-03 CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – A request for a time extension for a previously approved Conditional Use Permit and a Development Permit (PC Case No. 2014-03) to expand a convenience store within a gas station with off-site sale of beer and wine at 3084 Gage Avenue, in the C-G (Commercial General) Zone.

Senior Planner Carlos Luis, presented the staff report.

Chair Martinez opened the item up for public comment.

## **PUBLIC COMMENT**

1. Emile Kheir, applicant, spoke in support of the request for an extension also noting that there were some concerns with the architect.

Chair Martinez closed public comment.

**Motion:** Commissioner Carvajal motioned to grant a 6-month extension not to exceed one year, to expired Planning Commission entitlement Case No. 2014-03 CUP/DP seconded by Commissioner Montes. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova and  
Chair Martinez  
NOES: Commissioner(s): None

Senior Planner Carlos Luis stated that staff would bring back to the Commission a resolution memorializing the extension.

3. **CASE NO. 2015-10 VAR/CUP – VARIANCE / CONDITIONAL USE PERMIT –**  
A request for a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (type-20 license) at an existing convenience store located at 2321 Florence Avenue, within the Commercial General (C-G) Zone .

Senior Planner Carlos Luis introduced Permit Technician Rodrigo Pelayo who stated the applicant has requested to continue the item and was in attendance to answer in questions.

Chair Martinez opened the item up for public comment.

## **PUBLIC COMMENT**

1. Manpreet Cheema, applicant, spoke in support of continuing the item to the next Planning Commission meeting.
2. Sal Garcia, voice concern with beer sales, noted when the applicant had previously come before the Commission they stated they wouldn't be applying for alcohol sales. Mr. Garcia asked the Commission to consider the nearby schools and businesses.
3. Alejandra, resident, spoke in opposition to the request for off-sale of beer and wine.

## **PUBLIC COMMENT**

4. Emile Kheir, gas station owner, played a video of an executive from 711 stating they wouldn't be asking for a sale of beer & wine. Mr. Kheir noted the ordinance regarding alcohol sales, feels alcohol adds to problems, commented on the parking and nearby schools.

Chair Martinez closed public comment.

**Motion:** Chair Martinez motioned to approve request by applicant to continue item to the June 15, 2016, Regular Planning Commission Meeting, seconded by Commissioner Carvajal. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Carvajal, Montes, Vice Chair Cordova and Chair Martinez
NOES:	Commissioner(s):	None

## **STAFF COMMENTS**

Carlos Luis, Senior Planner, announced the resignation of Commissioner Marcos Osorio, reminded the public that there will be one more meeting regarding the CicLAvia event and encouraged all to attend.

## **PLANNING COMMISSION COMMENTS**

Commissioner Montes, thanked staff for all their support.

Commissioner Carvajal, thanked staff for all their support and commented on the proposed Smart & Final project on Mission Avenue and Florence and the vacant building previously Tapatio. Staff explain that the Smart & Final proposed project is moving forward and that there has been some expressed interest in the vacant property.

Vice Chair Cordova, thanked staff for providing the Commission with all the information regarding Aspire School.

Chair Martinez, thanked staff for providing all the information regarding Aspire School and stated he had spoken with the owner of the vacant property previously Tapatio stating the owner has been doing outreach trying to get someone in the location.

## **ADJOURNMENT**

At 8:27 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to a regular meeting on Wednesday, May 18, 2016 at 6:30 p.m.

Respectfully submitted,

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Donna G. Schwartz  
Recording Secretary/City Clerk

DRAFT



# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** MAY 18, 2016

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

**FROM:** CARLOS LUIS, SENIOR PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2014-01A CUP / DP  
CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT  
MODIFICATION AND AN ADDENDUM TO THE MITIGATED  
NEGATIVE DECLARATION (CONTINUED FROM THE APRIL 20, 2016  
PLANNING COMMISSION MEETING)**

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**REQUEST:** **TO MODIFY CONDITIONAL USE PERMIT AND  
DEVELOPMENT PERMIT CASE NO. 2014-01 BY  
REMOVING THE CONSTRUCTION OF A 5-STORY  
PARKING LOT AND APARTMENT STRUCTURE  
CONSISTING OF 100 OFF-STREET PARKING SPACES  
AND 36 APARTMENTS AND REPLACING IT WITH 45  
OFF-STREET PARKING SPACES FOR THE USE OF THE  
EXISTING CHARTER SCHOOL AND AN ADDENDUM TO  
THE MITIGATED NEGATIVE DECLARATION**

**APPLICANT:** Carolyn Choy of Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606

**PROPERTY OWNER:** Aspire Public Schools  
1001 22<sup>nd</sup> 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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2014-01A-CUP/DP: 6100 Carmelita Avenue (Continued)

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**PROJECT SIZE:** 34,280 square foot (Existing Charter School)  
Residential: 89,600 sq. ft. (To be removed)

**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

**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;

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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;
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.

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
DEVELOPMENT PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
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, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-

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site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

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

**ENVIRONMENTAL  
REVIEW:**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQ). An addendum to the Mitigated Negative Declaration has been prepared for the proposed project as

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allowed by Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA Guidelines.

### PROJECT BACKGROUND:

- ***April 20, 2016 Planning Commission Meeting***

During the Planning Commission meeting, several issues of concern were raised by the Commission and members of the public. The issues raised included the following:

1. Traffic congestion;
2. School security;
3. Property/Landscape maintenance (public right-of-way); and
4. Additional open space in the vacant area (east of parking lot)

- ***May 9, 2016 Applicant Response***

On May 9, 2016, the applicant submitted a response letter (Exhibit L) to the issues of concern that were raised during the meeting. In the letter, the applicant maintains that their current on-site operation is working effectively. The applicant has also noted that parking along 61<sup>st</sup> Street does not exceed capacity. Lastly, the applicant acknowledges the concerns with congestion in the surrounding area and notes that the problem is due to heavy pedestrian and vehicular traffic from all three schools in the area.

As stated in the letter, Aspire is in agreement in implementing the Traffic Congestion Relief Plan and is prepared to initiate the proposed “steps” as necessary.

Aspire has also submitted the school’s security plan, which contains the school’s Emergency Response Plan (ERP). The ERP is implemented by school staff in the event of an emergency such as an earthquake, fire, or lockdown. According to the ERP, school officials are trained to respond, evacuate/lockdown, and document emergency incidents. It is worth noting that all Aspire Public Schools implement this ERP.

The school’s security plan also consists of electronic security. Security measures include, perimeter sensors, panic systems, controlled access, video surveillance, and

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fire alarm systems. These security measures are monitored by Sonitrol. A copy of Sonitrol's services and layout is attached as Exhibit L.

Landscape maintenance within the public right-of-way was raised during the Planning Commission meeting. According to the letter, Aspire has since taken action to remedy the overgrown vegetation within the public right-of-way and has updated their maintenance agreement with maintenance staff.

Lastly, the applicant included a proposal to install a weed barrier and gravel in the vacant area located along the south east portion of the property. According to Aspire, they have no plans on utilizing the area at this time.

- ***Site Information***

The subject site is located on the southeast corner of Carmelita Avenue and 61<sup>st</sup> Street. The subject site measures approximately 80,855 square feet. The subject site is currently developed with a charter school operated by Aspire Public Schools. The site is also 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 61<sup>st</sup> street and exit off of the driveway located 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 Description***

The applicant is requesting modification to CUP / DP Case No. 2014-01, by removing the request to build a 5-story structure consisting of 100 parking spaces and 36

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apartments. In lieu of the structure, the applicant is proposing to maintain the existing 45 surface parking lot.

• ***Past Planning Commission and Other Agency Approvals***

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 apartments. Prior to the Planning Commission, a Community Meeting was held on May 21, 2014. During the meeting, residents expressed concerns regarding:

- Increased traffic
- Reduced on-street parking

The project was subsequently approved by the Division of the State Architect (DSA) and construction permits were issued by the DSA. Construction of the charter school was completed in August of 2015. The school commenced operation at the opening of the 2015-2016 academic year. Construction activity was never initiated on the 5-story structure (parking and apartments) and instead a surface parking lot was constructed.

• ***Environmental Review***

A Mitigated Negative Declaration was prepared for the proposed project that identified several mitigation measures relating to air quality, noise, transportation and traffic. The mitigation measures were required in order to attempt to reduce negative impacts to the categories listed above. The mitigation measures were ultimately included as conditions of approval (Exhibit B).

An addendum to the Mitigated Negative Declaration has been prepared for this project. The addendum has determined that due to the removal of the request to construct 36 apartments and a parking structure, the project's intensity will be reduced. It is reasonable to expect that the elimination of the 5-story structure will result in a reduction of impacts associated with the project. As a result, some of the mitigation measures will also be removed or

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modified.

**PROJECT  
ANALYSIS:**

- ***CUP / DP Modification***

The proposed modification request to eliminate the construction of the 5-story structure consisting of 100 parking spaces and 36 apartments, will result in a less intensive project. The removal of 36 additional residential units to the area will help reduce challenges associated with density (i.e. crowding, additional parking demands, traffic, etc.). In addition, a Density Bonus was required to allow the residential component; however, since the removal of the units is being requested, there will be no need for a Density Bonus if the modification is approved. Additionally, the Density Bonus approved a reduced off-street parking requirement for the school in exchange for the 36 units. Since the Density Bonus will no longer be required, compliance with the off-street parking requirements will be required for the school.

The removal of the 5-story structure would also minimize visual impacts to the surrounding neighborhood. The neighborhood is comprised of single and 2-story homes. Specifically, privacy for the properties located along the easterly portion of the subject site will be preserved. Neighborhood compatibility in the form of mass and scale will also be preserved if the proposed removal of the 5-story structure is approved.

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

When the project was originally approved, off-street parking was calculated as follows:

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<b>STANDARD OFF-STREET PARKING CALCULATION</b>		
<b>Type</b>	<b>Required</b>	<b>Provided</b>
School	1 per 10 students (400 students/10)	40 spaces
Residential 1 bdrm unit 2 bdrm unit 3 bdrm unit	12 units x 1 space 12 units x 2 spaces 12 units x 2 spaces	60 spaces
<b>Total</b>	<b>60 spaces</b>	<b>100 spaces</b>

Since the request is to remove the residential and parking structure the following off-street parking is required:

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

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 applicant previously identified a maximum enrollment of 400 students for the school. The applicant has confirmed that enrollment will remain at 400 students. As a result, 40 spaces are required, which is 60 less than previously required.

Although there is a reduction of a total of 60 spaces less than originally anticipated, the neighborhood has still experienced significant issues with traffic congestion. Specifically, at peak times of student drop-off and pick-up, the residential streets become significantly congested. This congestion has led to several meetings between the community and City Staff. In addition, staff has met with representatives of all surrounding schools in efforts to come up with potential solutions to the congestion problem.

The City’s traffic consultant, TransTech, has recommended a tiered level plan in efforts to address the congestion problem. The program was derived after a thorough review and analysis of existing conditions in the area, community input, and fieldwork. TransTech determined that all three (3)

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schools contribute to the congestion and parking problem. Other issues such as the reduction of students walking or biking to school and proximity of start and end times of each school contribute to the congestion problem.

After meeting with all neighboring school representatives, TransTech proposes the following measure, referred to as "Step 1" as a potential first attempt to reduce vehicular congestion:

1. Stagger start/end times by 30 minutes
  - a. Originally, it was proposed to establish set start/end times for Aspire; however, after discussion with Aspire, City Staff, and TransTech, it has been determined that "Step 1" include the requirement to stagger start/end times by 30 minutes since the exact times may have to be adjusted by Aspire. This will provide flexibility for Aspire in the event that times need to be adjusted to stagger with neighboring schools.
2. Install white curb areas on 61<sup>st</sup> Street between Carmelita Avenue to Corona Avenue and "No Stopping" from 7:30 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. on school days.
  - a. White curb on south side of 61<sup>st</sup> Street from Carmelita Avenue to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61<sup>st</sup> Street.
4. Aspire to allow the use of both lanes on their site for student drop-off/pick-up and install a crosswalk inside of the drive aisles to allow students to safely cross with a school attendant.
5. Install painted "stand back lines" at crosswalk at Carmelita Avenue and 61<sup>st</sup> Street to allow crossing guards to control the movement of pedestrians in the crosswalk. "Crossing groups" allowing vehicles to clear intersection.

Other measures recommended as "Step 1" by TransTech, but not directly associated with Aspire School are:

6. Nimitz to encourage parents to drop off and pick up students on Loma Vista Avenue. Nimitz to assign certain

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- grades to drop-off/pick-up on Loma Vista-reducing traffic queues on Carmelita Avenue.
7. Nimitz to encourage staff to exit parking lot on Loma Vista Avenue instead of on Carmelita Avenue.
  8. Schools to encourage staff to park in school lot instead of out on the streets.
  9. Additional signage:
    - a. No U turns on Carmelita Avenue, Loma Vista Avenue, Corona Avenue, and 61<sup>st</sup> Street.
    - b. New pedestrian school signs around schools.
    - c. Replace any signs that are non-reflective, faded, or graffiti (i.e. Stop, School, Speed Limit, etc).
  10. Repaint all faded crosswalk markings with yellow ladder where appropriate.
  11. Education of parents – all schools to provide brochures on the new circulation pattern and procedures of drop-off/pick-up at each of the three (3) schools – as well as rules of pedestrian movement at crosswalks.
  12. Remove the existing crosswalk from the south leg at the intersection of Carmelita Avenue and N. Randolph Street.
  13. Provide training for School Crossing Guards – Police Department (PD) to work with crossing guards to minimize pedestrian “free for all” at the intersection and direct pedestrians in groups.
  14. Added PD enforcement around schools for parking and circulation.

In the event that “Step 1” does not provide relief in traffic congestion and circulation, TransTech has prepared a “Step 2” plan, which can be found as Exhibit C. It is worth noting that within “Step 2,” there are four (4) options that can take place. Each step may be considered more intense or require additional funding, staffing, monitoring, etc.

For this request, conditions of approval have been incorporated for Aspire relating to items 1-5 noted in “Step 1,” as they specifically pertain to Aspire School.

The applicant’s Traffic Engineer has provided a response memo dated March 2016 which provides for alternatives to TransTech’s proposed plan. According to the engineer, Aspire proposes to allow vehicles to approach from both the east and west, making both left and right turns into the access driveway, which is located along 61<sup>st</sup> Street versus

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coning off the access point and only allowing right turns onto the subject site off 61<sup>st</sup> Street. The engineer states that limiting access to one lane has caused undue congestion at the intersection of Carmelita Avenue and 61<sup>st</sup> Street. According to the memo, Aspire has made the modification and removed the cones to widen the entrance and created two (2) lanes. This has allowed vehicles to enter the site from both directions and recued congestion leading up to the access road. As a result, the applicant's traffic engineer is requesting that the City remove Mitigation measure No. 5, which required the coning off of the ingress access driveway.

The applicant's engineer is also recommending that student drop-off and pick-up occur only in the right lane (of the driveway) to avoid students walking between cars to the left lane. By allowing two (2) lanes, the engineer states that on-site operations have ran very efficiently and have removed the back up onto 61<sup>st</sup> Street. The applicant's engineer also recommends that parking be allowed along 61<sup>st</sup> street, which will allow parents to drop-off their children attending the Aspire School.

Another recommendation by the applicant's engineer is to have additional training for the crossing guards. According to their observations, at the peak of traffic and pedestrian congestion, the crossing guards had a difficult time controlling the high volumes of vehicles and pedestrians. The engineer has noted that the high volumes are a result of the proximity of three (3) schools in the area. In the event that the additional training is not successful, a recommendation to remove the southern crosswalk and adding "Crossing Prohibited – Use North Side" signs is proposed.

TransTech has evaluated the applicant's engineer's proposal and has determined that "Step 1" of TransTech plan will properly address the issues identified by Santec. In some instances, both Santec and TransTech are in agreement as to what methods will work best to alleviate congestion; however, TransTech does not agree on removing any crosswalks or agree that no other conditions or improvements are necessary. Again, the implementation of "Step 1" plan should yield some relief and the applicant has stated that they will be in agreement in implementing the necessary steps of the plan.

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- ***Existing Conditions of Approval (Resolution No. 2014-1)***

When the project was originally approved, conditions of approval were required in order to ensure that the project would not have a negative impact on the surrounding area. Conditions were included regarding noise, air quality, traffic, circulation, construction, school operation, etc.

As part of this request, the following conditions are proposed to be removed/modified due to the fact that the parking structure and apartments are no longer being built:

3. A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60dB at the property line. – **Remove in its entirety.**

5. Cone-off the ingress access driveway to one lane from E. 61<sup>st</sup> Street during peak times so that all vehicles entering the school site will be in a positions to access the drop-off/pick-up zone and then transition the cones to open the 2<sup>nd</sup> lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61<sup>st</sup> Street. – **Remove in its entirety.**

7. Prohibit drop-off/pick-up in the parking structure so that students do not cross in from of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure). – **Remove in its entirety.**

15. 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 30 inches in height shall be installed along the 10'-0" front and street side yard setback, as measured from the property line. – **Add second sentence requiring a block 30-inch high block wall along front and street side yard setback.**

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29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy. – **Remove “parking structure” reference.**

39. That 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 enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. – **Remove requirement of two enclosures.**

58. That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy. – **Remove in its entirety.**

The Planning Commission has the discretion of adding or modifying any conditions as they deem necessary.

Also attached as Exhibit E is a table identifying the status of the existing conditions, which also identifies if any modifications are being requested.

• ***Additional Conditions of Approval***

After evaluating the pertinent information, staff recommends the following as additional conditions of approval for the project:

1. 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 be implemented by Aspire upon notification from the City.
2. If additional “Steps” are necessary, as stipulated in the City’s Traffic Congestion Relief Plan, Aspire School shall

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implement additional requirements to the satisfaction of the City.

3. All school staff shall park in the on-site parking lot. This shall include part time staff.
4. 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.
5. 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.
6. 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.
7. School shall provide private crossing guards, as approved by the City, at two intersection locations:
  - a. Carmelita Ave at 61<sup>st</sup> St
  - b. Corona Ave at 61<sup>st</sup> St
8. 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.
9. 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.

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10. 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.

11. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61<sup>st</sup> 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 61<sup>st</sup> 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.

• ***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. 2014-01A CUP/DP**, subject to all previous conditions stipulated in PC Resolution No. 2014-01, unless modified and subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

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**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 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 61<sup>st</sup> Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area

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

**Aesthetics**

- 13. Building materials shall not be reflective or produce meaningful amounts of glare.
- 14. 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.
- 15. 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.
- 16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup> 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

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planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

17. 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.
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 serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
20. 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.
21. 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**

22. 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.
23. 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.
24. 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**

25. 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

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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.

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

27. 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.

28. 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 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.

29. 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.

30. 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.

31. 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.

32. 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.

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33. 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.
34. 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.
35. All school staff shall park in the on-site parking lot. This shall include part time staff.
36. 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.
37. 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.
38. 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.
39. School shall provide private crossing guards, as approved by the City, at two intersection locations:
  - a. Carmelita Ave at 61<sup>st</sup> St
  - b. Corona Ave at 61<sup>st</sup> St
40. 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.
41. 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.
42. 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

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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.

43. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61<sup>st</sup> 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 61<sup>st</sup> 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.

### General Conditions

44. 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, 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.
45. 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.
46. 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.
47. 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.
48. 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.

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49. 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.
50. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
51. 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
52. 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.
53. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
54. 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.
55. 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.
56. 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.
57. 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.
58. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
59. 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.

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60. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
61. 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.
62. 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.
63. 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.
64. School enrollment shall not exceed 400 students.
65. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.
66. That the applicant and property owner agree in writing to the above conditions.

**EXHIBITS:**

- A: PC Resolution No. 2014-01A
- B: July 2, 2014 Staff Report and Resolution No. 2014-01
- C: July 2, 2014 Planning Commission Meeting Minutes
- D: Proposed Traffic Congestion Relief Plan
- E: Santec Memo dated March 2016
- F: Mitigation Measure and Conditions of Approval Status Table
- G: Site Plans
- H: Floor Plans
- I: Elevation Plans
- J: Entitlement Applications/Environmental Assessment Checklist
- K: Addendum to Mitigated Negative Declaration
- L: Aspire Response Letter

**PC RESOLUTION NO. 2014-01A**

**EXHIBIT A**

**CASE NO. 2016-05 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 CONSTRUCTION OF A 5-STORY STRUCTURE 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 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 information relative to the entitlement on July 2, 2014; and

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

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

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

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

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

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

12          **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
13 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
14 **FOLLOWS:**

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

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

- 23           1. The proposed use is conditionally permitted within, and would not impair the  
24 integrity and character of, the subject zoning district and complies with all of the  
25 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***  
26 ***private schools require a Conditional Use Permit within the Residential High***  
27 ***Density (RH) zone and the removal of the request to construct a 5-story***  
28

1 **structure consisting of 100 off-street parking spaces and 36 affordable**  
2 **apartments would not impair the integrity and character of the surrounding**  
3 **area. In addition, conditions of approval have been incorporated**  
4 **addressing issues of concern, including, but not limited to, traffic and**  
5 **circulation; and**

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

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

21 4. The design, location, size, and operating characteristics of the proposed use are  
22 compatible with the existing and planned future land uses within the general area  
23 in which the proposed use is to be located and will not create significant noise,  
24 traffic, or other conditions or situations that may be objectionable or detrimental  
25 to other permitted uses operating nearby or adverse to the public interest, health,  
26 safety, convenience, or welfare of the City **in that, as conditioned, the existing**  
27 **school will continue to operate at the subject site and will implement the**  
28

1            **Traffic Congestion Relief Plan in order to provide measures to reduce the**  
2            **impact the neighborhood has experienced due to traffic. In addition, the**  
3            **removal of the request to construct a 5-story structure consisting of 100 off-**  
4            **street parking spaces and 36 affordable apartments is anticipated to help**  
5            **with the vehicle traffic issues in that anticipated volumes of traffic**  
6            **generated by the apartments will not occur ; and**

7            5. The subject site is physically suitable for the type and density/intensity of the use  
8            being proposed **in that the removal of the 5-story structure consisting of 100**  
9            **off-street parking spaces and 36 affordable apartments will be replaced with**  
10           **45 off-street parking spaces which will be utilized by the existing school ;**  
11           and

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

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

19           1. The proposed development is one permitted within the subject zoning district and  
20           complies with all of the applicable provisions of this Code, including prescribed  
21           development/site standards **in that the removal of the request to construct a**  
22           **5-story structure consisting of 100 off-street parking spaces and 36**  
23           **affordable apartments will continue to comply with the underlying zoning of**  
24           **the subject site, as schools are conditionally permitted uses within the RH**  
25           **zone.;**

26           2. The proposed development is consistent with the General Plan **in that the**  
27           **proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of**  
28

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

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

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

23 5. The subject site is physically suitable for the type and density/intensity of use being  
24 proposed ***in that the removal of the 5-story structure consisting of 100***  
25 ***off-street parking spaces and 36 affordable apartments will be replaced with***  
26 ***45 off-street parking spaces which will be utilized by the existing school;***

27 6. There are adequate provisions for public access, water, sanitation and public  
28

1 utilities and services to ensure that the proposed development would not be  
2 detrimental to public health, safety and general welfare *in that the project was*  
3 *approved and issued permits by the appropriate agencies, including, but not*  
4 *limited to water, sanitation, and public utilities;* and

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

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

13 **Mitigation Measures**

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

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

3 **Project Design**

- 4 6. As part of the development of the school, prior to the issuance of a certificate of occupancy,  
5 a recreation area shall be provided, which may consist of blacktop and/or landscaped  
6 areas improved with playground equipment or other recreational facilities and equipment.
- 7 7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department  
8 (LACoFD) for review and recommendations regarding emergency access to buildings and  
9 fire hydrant locations, and other applicable requirements. LACoFD approval of the project  
10 plans shall be demonstrated to the satisfaction of the Director of Community Development  
11 prior to issuance of demolition or grading permits for the 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 61<sup>st</sup> 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 subject  
23 property, the right of entry to authorized City employees and/or agents for the purpose of  
24 removing or painting over graffiti from structures on the subject property, prior to  
25 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 of  
28 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.

27 **Aesthetics**

- 28 13. Building materials shall not be reflective or produce meaningful amounts of glare.

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

1 **Noise**

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

8 **Traffic and Circulation**

- 9 25. That the City, in its discretion, may request the school operator to shift/stagger school start  
10 and end times in order to reduce traffic congestion associated to Nimitz Middle School and  
11 Huntington Park Elementary School. The applicant shall make a reasonable effort to  
12 coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid  
13 traffic congestion associated with overlapping start and end times and special events.
- 14 26. That the vehicle circulation areas be paved and striped as approved by the Planning  
15 Division, prior to issuance of the Certificate of Occupancy.
- 16 27. That all required off-street parking and loading spaces comply with the minimum  
17 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the  
18 Certificate of Occupancy.
- 19 28. A School Safety Plan shall be developed to implement a program of student supervision,  
20 traffic and pedestrian control, signage, and safety procedures. The Plan will include  
21 measures to ensure a high level of pedestrian safety, such as: school warning and speed  
22 limit signs, school crossing guards and crosswalks, pavement markings, and clearly  
23 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"  
24 map for distribution to all school attendees with clear guidance on safe pedestrian access  
25 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures  
26 and safe evacuation routes in the event of an accident or emergency. The Plan shall be  
27 finalized and implemented in coordination with the City. The schools shall provide an  
28 orientation on school safety for students at the beginning of each school year and as  
necessary throughout the year to maintain safe school practices.
29. 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.
30. 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.

- 1 31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with  
2 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit  
3 driveway of the private street located along of Carmelita Avenue.
- 4 32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop  
5 a Comprehensive Parking Plan and shall submit the Plan to the City for review and  
6 approval. The Plan shall contain the following elements:  
7 a. Assigned parking spaces for staff  
8 b. Written traffic and parking policy for distribution to staff and parents  
9 c. Traffic and parking monitors  
10 d. Signage  
11 e. An event parking plan  
12 f. A plan for adequate off-street parking that avoids school visitors or staff parking in  
13 residential neighborhoods or unauthorized parking on nearby properties.
- 14 33. Aspire Public Schools shall work together with the City to minimize impacts to off-site  
15 parking and circulation and shall implement "Step 1" of the City's Traffic Congestion  
16 Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall  
17 implemented by Aspire upon notification from the City.
- 18 34. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief  
19 Plan, Aspire School shall implement additional requirements to the satisfaction of the  
20 City.
- 21 35. All school staff shall park in the on-site parking lot. This shall include part time staff.
- 22 36. To help alleviate traffic and parking congestion the school shall stagger their start and  
23 end times 30 minutes apart from Nimitz Middle School and Huntington Park  
24 Elementary. Start and End times shall be filed with the City Engineer every other year  
25 and at the satisfaction of the City.
- 26 37. Aspire Public Schools shall encourage the use of both drop off lanes on school site.  
27 Aspire School shall provide staff to assist students exiting/entering vehicles from both  
28 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.
38. 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.
39. School shall provide private crossing guards, as approved by the City, at two  
intersection locations:  
a. Carmelita Ave at 61<sup>st</sup> St  
b. Corona Ave at 61<sup>st</sup> St

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

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

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

14 43. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes  
15 from 61<sup>st</sup> Street, No Stopping Signs with painted white curbs restricting  
16 stopping/parking for an hour to hour and a half encompassing school start and let out  
17 times shall be posted on the south side of 61<sup>st</sup> Street along the school frontage. Or any  
18 combination of hours to the satisfaction of the City.

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,  
25 Planning Commission, or Design Review Board concerning this project. The City shall  
26 promptly notify the applicant of any claim, action or proceeding and should cooperate fully  
27 in the defense thereof.

28 45. 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.

46. 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.

47. That a 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

1 only, and trash area shall be kept free of trash overflow and maintained in a clean manner  
2 at all times.

3 48. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-  
4 3.809(6). Such lighting shall be decorative and installed as approved by the Planning  
5 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of  
6 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the  
7 illumination of such shall be projected towards the site and away from all adjacent  
8 properties, public streets, and rights-of-way.

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

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

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

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

21 52. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the  
22 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and  
23 6318-029-900, into one (1) parcel.

24 53. That the applicant comply with the requirements of County Sanitation District of Los  
25 Angeles.

26 54. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
27 Park Municipal Code relating to Storm Water Management. The applicant shall also  
28 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.

55. 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.

56. 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.

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

4 58. That any violation of the conditions of this entitlement may result in a citation or revocation  
5 of the entitlement.

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

9 60. That if the use ceases to operate for a period of six (6) months the entitlement shall be null  
10 and void.

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

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

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

23 64. School enrollment shall not exceed 400 students.

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

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

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

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

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**PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> day of May, 2016, by the following

vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

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Chairperson

ATTEST:

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Secretary

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**JULY 2, 2014 STAFF REPORT  
AND  
RESOLUTION NO. 2014-01**

**EXHIBIT B**

**CASE NO.** 2014-01A CUP/DP



# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** July 2, 2014  
**TO:** Chairperson and Members of the Planning Commission  
**FROM:** Albert G. Fontanez, Planning Manager  
**SUBJECT:** **PLANNING COMMISSION CASE NO. 2014-01-CUP/DP  
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

---

**REQUEST:** A request for Planning Commission 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; and, the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

**APPLICANT/  
PROPERTY OWNER:** AMG and Associates, LLC  
16633 Ventura Blvd, Suite 1014  
Encino, CA 91436

**PROJECT LOCATION:** 6100 Carmelita Avenue

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

**PRESENT USE:** Vacant/Multi-Family Residential

**PROJECT SIZE:** New School: 34,280 sq. ft.  
New Residential: 89,600 sq. ft.  
Total Building: 123,880 sq. ft.

**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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2014-01-CUP/DP: 6100 Carmelita Avenue

July 2, 2014

Page 2 of 18

**ZONE:** R-H (High-Density Residential)

**SURROUNDING**

**LAND USES:**

North: Public Park/Community Center/Public School

West: Residential (R-H)

South: Residential (R-H)

East: Residential

**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;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing

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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.

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
DEVELOPMENT PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
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, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

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

**ENVIRONMENTAL  
REVIEW:**

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that with mitigation the proposed project will not have a significant effect on the environment and has prepared a Mitigated Negative Declaration for the project. The Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

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### PROJECT ANALYSIS:

#### Project Description

The project applicant, AMG and Associates, LLC, is requesting Planning Commission approval of a Conditional Use Permit and a Development Permit to allow for the construction and operation of a new two-story, 29-foot high and 34,280 square-foot public charter school facility. The new facility would seat a maximum of 400 students in grades K-5. Additionally, the applicant proposes to construct a separate 36-unit affordable housing building to the east of the school building on the same privately-owned property located at 6100 Carmelita Avenue. The residential building will have a total floor area of 89,600 square feet and will contain a 2-level parking structure that will serve both the school and residential uses. Three-levels of dwelling units will be constructed above the parking structure.

If approved, the applicant intends to complete the project in a single phase and commence school operation by August 2015. The charter school portion of the project will include 17 classrooms, a multipurpose room, a library, a faculty room, an administration office area, a conference room, a serving kitchen, and storage and utility areas. The school will staff 18 teachers and 7 full-time administrative staff.

The school campus will have an approximately 12,000 square foot recreation area located on the east side of the proposed school building, which may consist of blacktop and/or landscaped areas improved with playground equipment and four-square courts and other recreational facilities and equipment, for use by the students.

The 36-unit affordable housing apartment building will provide affordable rental housing opportunities for teachers and staff of the school, as well as the general public. The housing project will consist of twelve 600 square-foot one bedroom units, twelve 897 square-foot two bedroom units and twelve 1,114 square-foot three bedroom units. The units are required to be maintained at affordable rates for a period of 30 years. Pursuant to State law and the HPMC, the City has ministerially granted a Density Bonus for the housing project along with concessions in the form of

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reduced parking requirements for the school in exchange for the 36 affordable units.

### Site Description

The subject site was formerly owned by the City's Redevelopment Agency. With the State of California Governor's mandate to dissolve all redevelopment activities, the City was forced to sell the site to a private developer. The proceeds from the sale will be used to pay the former redevelopment agency's debt.

The subject site is located in the City's High-Density Residential (R-H) Zone which allows multi-family dwellings (i.e., apartments, condominiums, etc.) with common open space with a maximum density 20 units per acre. Additional land uses (i.e., convalescent homes, child-care facilities, churches, schools, etc.) may be allowed in the zone when compatible to and in harmony with, and serving the needs of, a high density residential neighborhood.

The subject site is comprised of two separate parcels (Parcel 1: 6318-028-900 and Parcel 2: 6318-029-900) located at the southeast corner of Carmelita Street and 61<sup>st</sup> Street. Parcel 1 (the westerly parcel) has a lot area of 74,420 square feet (1.71 acres). Parcel 2 (the easterly parcel) has a lot area of 6,435 square feet (0.15 acres). Parcel 1 is 244 feet wide by 305 feet deep, while Parcel 2 is 39 feet wide by 165 feet deep. The combined lot area of both parcels is 80,855 square feet (1.86 acres). As a condition of approval, the applicant is required to consolidate the two (2) parcels into one (1). If approved, the applicant shall file a Lot Line Adjustment with the City prior to issuance of Building permits.

Parcel 1 and Parcel 2 are currently developed with five vacant multi-family residential structures. The five structures total 5,700 square feet and previously served as rental housing. The existing vacant residential buildings have the following addresses: 3606-3606A E. 61<sup>st</sup> Street; 3606B-3606C E. 61<sup>st</sup> Street; 3608-3608A E. 61<sup>st</sup> Street; 3624 E. 61<sup>st</sup> Street; and 6100-6100A 61<sup>st</sup> Street. The applicant proposes demolish the existing structures in order to construct the proposed project.

The site is surrounded by residential properties to the west, north, east and south. Immediately to the north across 61<sup>st</sup>

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Street is Freedom Park and Community Center. To the northeast of the property across 61<sup>st</sup> Street is LAUSDs Huntington Park Elementary School. Northwest of the site, at the northwest corner of Carmelita Avenue and 61<sup>st</sup> Street is LAUSDs Nimitz Middle School.

### Access

Vehicular access to the site will be provided via a new one-way, two-lane, 28-foot wide private street located at the front of the property along 61<sup>st</sup> Street. Vehicles will exit the private street onto Carmelita Street and will be able to make a left-hand or right-hand turn. The project is required to install stop signs at the end of the private street and request that the City mark the public street in front of the driveway exit with the words "KEEP CLEAR" in order to allow vehicles to exit the property.

A student drop-off and pick-up area will be created along the west side of the private street on the property. The drop-off area would be able to accommodate about 15 vehicles. Ingress and egress to this drop-off area would be provided via 61<sup>st</sup> Street.

Access to the off-street parking within the parking structure will also be provided via the private street entrance along 61<sup>st</sup> Street. The parking will be used by school staff, school visitors and residents of the on-site dwelling units. The proposed project does not include student busing.

### Parking

The proposed project will provide a total of 100 off-street parking spaces. The City of Huntington Park has used a standard at other charter schools in the City of one parking space per 10 students. The Los Angeles Unified School District (LAUSD) has a parking standard of 2.25 spaces per classroom, which is significantly lower than the standard required by the HPMC. The LAUSD parking standard is used by many charter schools within LAUSD's boundaries. The proposed school will have a capacity of 400 students and will require a total of 40 parking spaces within the parking structure. The school will fully comply with the City's parking standard.

Per the HPMC Section 9-3.2209(E), the parking requirement for an affordable housing project being granted a density bonus is one space for one-bedroom units and two spaces for two and three-bedroom units. The total

parking required for the 36-unit housing component is 60 spaces. Please note that the maximum allowable dwelling unit density on this property is 37 units. Thus, the project will not be built above density. However, in order to qualify for the minimum parking standard applied to density bonus projects, the applicant elected to provide the housing at affordable rates for a period of 30 years. As a result, the housing project will fully comply with the City’s parking standard.

The parking calculations are summarized in the following table:

<b>STANDARD OFF-STREET PARKING CALCULATION</b>		
<b>Type</b>	<b>Required</b>	<b>Provided</b>
School	1 per 10 students (400 students/10)	40 spaces
Housing 1 bedroom unit 2 bedroom unit 3 bedroom unit	12 units x 1 space 12 units x 2 spaces 12 units x 2 spaces	60 spaces
<b>Total</b>	<b>60 spaces</b>	<b>60 spaces</b>

The project is conditioned to record a Density Bonus Covenant against the property prior to the issuance of a Certificate of Occupancy.

Environmental Issues

A Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) has been prepared for the project. With the exception of air quality, noise, and transportation and traffic, the potential for impacts was found to be less than significant. Through mitigation measures included in the MND the potential air quality, noise, and transportation and traffic impacts can be reduced to levels considered less than significant. The potentially significant air quality, noise, and transportation and traffic impacts are discussed below.

Air Quality

For the most part, the air emissions that will be generated by the project are associated with the demolition of the existing on-site improvements, the construction, and operations of the proposed uses. The project’s total greenhouse gases (GHG) emissions are above and exceed the annual significance threshold of 3,000 MT. The majority

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of the GHG by the project relates to mobile source emissions. Since the project is 321 MT CO<sub>2</sub>(e) above the significance threshold, an 11% reduction in mobile source emissions would allow the project to meet the significance threshold. Therefore, a mitigation measure is recommended to reduce mobile source emissions by a minimum of 11% through car-pools or use of school buses to reduce project GHG emissions to less than significant. With implementation of Mitigation Measures No. 1 and No. 2, air quality impacts would be reduced to a level which is less than significant.

### Noise

The project would be exposed to existing noise levels resulting from traffic, students at the two nearby schools, outdoor activities at Freedom Park, and noise by the adjacent residential neighborhood. The proposed project may generate noise levels from the parking structure, drive aisle, playground, and bells/buzzers that may exceed the City's maximum noise level of 60dB at property line. Noise attenuation through building setback or perimeter acoustic barriers may be required to achieve desired noise levels. Mitigation Measures No. 3 and No. 4 would ensure that instantaneous noises projecting from the parking structure do not impact sensitive receptors to the east and south of the site.

### Traffic

A traffic impact analysis was prepared for the project. The City also had the same traffic consultant prepare a one-way traffic feasibility study for Carmelita Avenue and Corona Avenue in order to better accommodate the flow of traffic during peak hours. Historically, the nearby residents and parents of students attending the existing schools in the area have complained about heavy traffic during school drop-off and pick-up hours. The local streets in the area are two-lane undivided streets with one continuous travel lane in each direction (northbound and southbound; or eastbound and westbound). Parking is allowed on both side of the street, unless restricted. The one way study indicated that converting Carmelita Avenue into a southbound traffic one-way street between 60<sup>th</sup> Street and Randolph Street would not be recommended. Conversely, converting Corona Avenue into a northbound traffic one-way street between 60<sup>th</sup> Street and Randolph Street would also not be recommended. The conversion of these streets into one-way traffic streets would either significantly reduce

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the amount of street parking or reduce the number of available traffic lanes down to one due to the narrow roadway widths. Given that street parking is a necessity in the area surrounding the subject site, street parking would not be feasible.

The proposed school hours are Monday through Friday, 7 am to 4 pm. Traffic and pedestrian counts were taken during the existing schools AM and PM peak hours. The proposed project is anticipated to generate 2,592 daily vehicle trips, including 483 AM trips and 285 PM trips. The traffic analysis has concluded that the additional trips generated by the proposed project would not cause significant traffic impacts at any intersections during either the AM or PM peak hours. The study area would continue to operate at the same acceptable level of service with little change. The analysis incorporated the use of worst-case scenario figures.

The project as designed could result in potentially significant traffic impacts. The increased levels of traffic, the increased number of pedestrians, and the increased number of vehicular turning movements at the nearby intersections, driveways, and on-street parking areas would result in an increased number of traffic conflicts and a corresponding increase in the probability of an accident occurring. Therefore, implementation of mitigation measures Nos. 5 through 8 would help reduce these potential impacts to less than significant levels.

### Community Meeting

On May 21, 2014, City staff and the project applicant conducted a community meeting at the Freedom Park Community Center. The purpose of the meeting was to present the proposed project to the community and to obtain feedback regarding the project. Approximately 40 members of the community were in attendance. Residents addressed their concerns with regards to increased traffic during school hours and reduced on-street parking availability. Staff and the applicant informed the residents that potential traffic impacts could be reduced through staggered school start times and/or other mitigation measures that would reduce potential impacts to traffic and parking.

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### Summary

With implementation of the specified Mitigation Measures and Conditions of Approval, the environmental issues associated with the project can be adequately addressed and mitigated to less than significant.

The project as proposed and conditioned, will not adversely affect or interfere with the public's health, safety, and welfare, complies with the City's Zoning and Development Standards subject to the approval of a Conditional Use Permit and Development Permit by the City's Planning Commission, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Building Division, Engineering Division and the Fire Department.

### **RECOMMENDATIONS:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Mitigated Negative Declaration under the California Environmental Quality Act associated with the proposed project, and **approve PC Case No. 2014-01 CUP/DP**, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

### **CONDITIONS OF APPROVAL:**

#### **Mitigation Measures**

- 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.
- Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
- Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60 dB at the property line.

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4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street.
6. **Mitigation Measure No. 6:** 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 alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.
7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that 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.

### Project Design

9. 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.
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 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.
11. 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 61<sup>st</sup> Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area

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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.

12. 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.

13. 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.

14. 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.

15. That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.

**Aesthetics**

16. Building materials shall not be reflective or produce meaningful amounts of glare.

17. 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.

18. 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.

19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup> 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.

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20. 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.
21. 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.
22. 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.
23. 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.
24. 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**

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

### **Traffic and Circulation**

28. 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.

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29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
30. 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.
31. 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 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.
32. 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.
33. 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 of Huntington Park.
34. 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.
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.

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### General Conditions

36. 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, 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.
37. 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.
38. 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.
39. 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.
40. 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.
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

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- 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
44. 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.
45. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
46. 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.
47. 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.
48. 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.
49. 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.
50. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
51. 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.
52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
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.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2014-01-CUP/DP: 6100 Carmelita Avenue

July 2, 2014

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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.
55. 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.
56. School enrollment shall not exceed 400 students.
57. The schools shall be operated in a manner consistent with the School Charter issued by the LAUSD.
58. That the applicant and property owner agree in writing to the above conditions.

**EXHIBITS:**

- A: Vicinity Map
- B: Site Plan
- C: School Floor Plans
- D: School Elevations
- E: Residential Floor Plans
- F: Residential Elevations
- G: Entitlement Applications/Environmental Assessment Checklist
- H: Building Division Conditions of Approval
- I: PC Resolution No. 2014-01
- J: Mitigated Negative Declaration

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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  
28

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 61<sup>st</sup> 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 61<sup>st</sup>  
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  
3 operational and permit condition issues. Contact information shall be kept current and the  
4 Planning Division shall be notified of any change in contact information.

5 56. School enrollment shall not exceed 400 students.

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

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

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

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

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1 **PASSED, APPROVED, AND ADOPTED** this 2<sup>nd</sup> 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 \_\_\_\_\_

12 Chairperson

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14 ATTEST:

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18 Secretary

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**JULY 2, 2014 PLANNING COMMISSION  
MEETING MINUTES**

**EXHIBIT C**

**CASE NO.** 2014-01A CUP/DP



# MINUTES

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Wednesday, July 2, 2014**  
**6:30 p.m.**

Chairperson Herrera called the meeting to order at 6:32 p.m. Present: Commissioner Eddie Benitez, Vice Chair Juan Anaya, Commissioner Eddie Carvajal and Chairperson Laura Herrera. Absent: Commissioner Veronica Lopez (declared excused by Chairperson Herrera). Also present: Planning Manager Albert Fontanez, Assistant Planner Juan Arauz, Planning Intern Rodrigo Pelayo, City Attorney Alisha Patterson, and Recording Secretary Genny Ochoa.

### **Approval of Minutes**

Motion by Commissioner Benitez, seconded by Vice Chair Anaya, to approve the minutes of the special meeting held on June 11, 2014, as presented. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

### **Public Appearances**

None.

### **Continued Public Hearings**

A. CASE NO 2014-01-CUP/DP – CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT: Request for a Conditional Use Permit and 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; and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

Planning Manager Fontanez stated that staff had distributed to the Commissioners eight copies of letters from local parents in support of the proposed project. Mr. Fontanez reviewed staff's report which included the Project Analysis, Site Plans, Recommendations, and Conditions of Approval. Mr. Fontanez stated that the project consisted of the following main points:

- i) Demolition of five vacant apartment units
- ii) Construction of a 2-story public charter elementary school for 400 K-5 students
- iii) Construction of 36-unit, three-story apartment building above a 2-level parking structure with 100 parking spaces for school and residential uses.

Mr. Fontanez summarized project details including:

- The subject site is comprised of two parcels formerly owned by the City's (now dissolved) Redevelopment Agency and sold to a private developer
- Two LAUSD schools (Huntington Park Elementary School and Nimitz Middle School) as well as the City's Freedom Park and Community Center are within the immediate vicinity of the project site
- The first level of the parking structure will be at semi-subterranean level and the second at grade level
- A "private one-way road" will separate the residential use and the school/parking structure and will provide vehicular access to the site as well as a student drop-off and pick-up area
- A Mitigated Negative Declaration (MND) was prepared which determined that through mitigation measures, potential air quality, noise, and transportation and traffic impacts could be reduced to levels considered less than significant.
- Review of the school floor plans and housing floor plans and parking plans
- Housing will consist of 12 1-bedroom, 12 2-bedroom and 12 3-bedroom units with affordable housing opportunities for school staff and teachers, as well as the general public
- The Density Bonus granted for affordable housing will require the units to be maintained at affordable rates for 30 years
- The charter school will include 17 classrooms, a multipurpose room and conference room, a library, faculty room and administration office area, as well as a serving kitchen and storage and utility areas
- Proposed parking will comply with the City's school and residential parking requirements; when school is not in session, residents and visitors will be able to utilize the school's designated parking
- A community meeting on May 21, 2014 addressed the residents' concerns regarding increased traffic and reduced on-street parking availability who were informed that parking and traffic impacts could be reduced through mitigation measures

Mr. Fontanez reviewed the Conditions of Approval, specifically:

Condition No. 11a: the Project Design shall include security measures for the traffic/pedestrian control by before- and after-school monitors;

Condition No. 15: the required 8-foot block walls along the south and east property lines will serve as sound barriers;

Condition No. 28: the City may request staggered school start and end times to reduce traffic congestion associated with nearby schools; and recommendation to modify the condition to include that the applicant shall make an effort to coordinate school schedules with the schools;

Condition No. 35a: the applicant will be required to submit a plan for adequate off-street parking if complaints from residents are received regarding unauthorized parking on nearby properties

Condition No. 44: a Tentative Parcel Map or Lot Line Adjustment application consolidating the two parcels

Mr. Fontanez clarified that the project was not 100% affordable housing as indicated in staff's report, but would have an affordable housing component requiring a density bonus covenant and agreement providing that 5 to 10 percent of the units remain affordable to very low or low income households for not less than 30 years. The agreement shall be recorded with Los Angeles County prior to the issuance of a Certificate of Occupancy. Mr. Fontanez recommended that the conditions of approval be modified by adding a condition stipulating the density bonus agreement requirements.

Mr. Fontanez stated that based on the evidence present, staff recommended the adoption of the MND associated with the proposed project, and the approval of Case No. 2014-01-CUP/DP subject to the modified conditions of approval as recommended by staff.

Chairperson Herrera asked affordable housing qualification requirements for the teachers. Mr. Fontanez stated that the teachers would be given first right to live in the apartment complex.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2014-01-CUP/DP.

The following individuals came forward to speak in favor:

1) Alexis Gevorgian, (AMG & Associates, 16633 Ventura Blvd., Ste. 1014, Encino, CA 91436), applicant/property owner: Mr. Gevorgian thanked and complemented staff for an "amazing" presentation of the proposed project and stated that after meeting with the community, he wanted to develop a different project by providing student pick-up and drop-off on a one-way street through the school. Mr. Gevorgian stated that the project was not over-developed and the development would be proportional on the site. Mr. Gevorgian further stated that the project included benefits for teachers to live on site. Mr. Gevorgian added that the project included a parking monitor plan.

2) James Wilcox (CEO, Aspire Public Schools): Mr. Wilcox expressed his excitement to bring another charter school to a community that needs the quality education that Aspire provides. Mr. Wilcox stated that 100 percent of Aspire high school graduating students had been accepted by four-year colleges. Mr. Wilcox thank the City for its partnership and requested approval of the project.

3) Michael Pinto (Principal, Osborne Architects): Mr. Pinto gave a brief overview of the project's layout and design concept.

4) Norma Santiago (Aspire parent): Ms. Santiago stated that the charter school was a good school for the children.

5) Yolanda Garcia (parent): Ms. Garcia stated that the Commission would ensure a better future for the children by approving the proposed school.

6) Gabriela Martinez (parent): Ms. Martinez stated that the proposed school would relieve overcrowding at the existing charter school.

7) Salia Hernandez (parent): Ms. Hernandez requested approval of the project.

8) Elizabeth Diaz (parent): Ms. Diaz stated that charter schools are great schools and that the proposed charter school would provide a safe school for the children. Ms. Diaz added that the proposed school would alleviate the overcrowded conditions at Aspire Maria Lugo Academy (AMLA).

The following individuals came forward to speak against Case No. 2014-01-CUP/DP:

1) Amparo Mendoza (employee of Nimitz Middle School): Ms. Martinez reported that school officials (LAUSD) did not receive notification of the proposed project and added that the proposed school would generate excessive traffic in the area. Ms. Martinez asked for help from the City in the communication process. Ms. Mendoza stated that the Police Department and LAUSD did not provide enough parking or police enforcement and expressed concern with drug sales in the surrounding residential area.

2) Raquel Toscano (parent) stated that that she was not against education, however, the proposed school site was not suitable for another school because of the proximity of the other nearby schools.

3) Kerry Porter (3900 E. 61<sup>st</sup> St., Huntington Park), resident, stated that he lives across the street from the proposed project and that the area already has parking issues and too much traffic congestion.

Ms. Yvonne Correa, (City resident), came forward and suggested the use of the City's Combi transit system by students/parents to help alleviate traffic congestion in the area.

On behalf of the developer, Mr. Fontanez expressed appreciation for the concerns expressed to the Commission. Mr. Fontanez stated that the proposed school was a model school with a unique on-site drop-off and pick-up area, staggered schedules, and a parking ratio of 3:1.

With no one else coming forward to speak for or against Case No. 2014-01-CUP/DP, Chairperson Herrera declared the public hearing closed.

Mr. Phil Martin (Phil Martin & Associates, Inc., 3002 Dow Ave., Ste. 122, Tustin, CA 92780), City consultant for the preparation of the MND, stated that three forms of notification of the MND were made. Mr. Martin briefly summarized the traffic impact analysis which included traffic impacts during peak hours. Mr. Martin stated that the implementation of mitigating measures, including staggered school schedules, would adequately mitigate potential impacts to less than significant levels. Mr. Martin added that an analysis to convert Carmelita Avenue from a two-way street to a one-way street

found that street parking would be eliminated and would not solve the potential for increased traffic.

Keith Rutherford (VA Consulting, 46 Discover, Ste., 250, Irvine, CA 92618), traffic consultant, stated that with his 30 years of experience in traffic studies he supported the findings of the traffic study for the proposed project, specifically the traffic impacts during morning and afternoon peak hours.

After a discussion, staff recommended and the Commission approved to modify Conditions No. 26 and 28 to read as follows:

26. All interior walls shall be designed in accordance with the **Department State of Architect and California Department of Education** standards for schools with interior multipurpose rooms and physical education facilities as applicable.  
(Modification in **bold** text)
  
28. 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.**  
(Added text in **bold**)

and, **add** the following condition as Condition No. 58 and renumerate the conditions of approval accordingly:

- 58. That the applicant shall inter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy.**

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to APPROVE CASE NO. 2014-01-CUP/DP, subject to Conditions No. 1-59, as modified. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Mr. Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

*Chairperson Herrera declared a recess at 8:19 p.m. The meeting reconvened at 8:28 p.m.*

## **Public Hearings**

A. CASE NO. 2014-03 CUP – CONDITIONAL USE PERMIT: A request by Jose Duran for a Conditional Use Permit to expand an existing restaurant with the on-sale of alcoholic beverages at 6103 Pacific Boulevard, in the DTSP (Downtown Specific Plan) Zone.

Assistant Planner Juan Arauz reviewed the Administrative Report, which included the Municipal Code Requirements, Required Findings for a Conditional Use Permit, Project Analysis, and Recommendation. Mr. Arauz stated that in February 2012, the applicant was granted a Conditional Use Permit for on-site sales of alcoholic beverages in conjunction with a restaurant and that he now proposed to expand the restaurant by adding seating area, a restroom, and a dance floor. Mr. Arauz further stated that the proposed project was exempt from meeting the off-street parking requirements pursuant to City Council Resolution No. 2010-62, which exempts the first 2,000 square feet of a structure or a proposed structural expansion from meeting the required off-street parking standards when the project is within 500 feet of the DTSP and is within 500 feet of a public parking lot. Mr. Arauz stated that staff recommended the approval of Case No. 2014-03 CUP, subject to the Conditions of Approval outlined in staff's report.

Planning Manager Albert Fontanez stated that the applicant would be required to obtain a dance and entertainment permit from the City's Finance Department which would ultimately be considered for approval by the City Council.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2014-03 CUP. Mr. Jose Duran (1603 Hart St., Van Nuys, CA 91406), applicant, came forward to speak in favor of the request. Mr. Duran stated that he was in the restaurant business and had restaurants in the cities of San Pedro, South Gate, and Los Angeles. Mr. Duran requested approval of the Conditional Use Permit.

James Allnut, representing the property owner, came forward and spoke in favor of Case No. 2014-03 CUP.

With no one else coming forward to speak for or against Case No. 2014-03 CUP, Chairperson Herrera closed the public hearing.

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to APPROVE CASE NO. 2014-03 CUP, subject to the Conditions of Approval, as outlined in staff's report. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Mr. Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

**New Business**

None.

**Information Items**

None.

**Staff Comments**

None.

**Planning Commission Comments**

Commissioner Carvajal thanked City staff for the pothole repairs he requested in front of 3376 Flower Street.

Chairperson Herrera reported that the signal lights at each corner of the Salt Lake Avenue and Florence Avenue intersection were extremely dim and difficult to determine the color displayed, creating a traffic and pedestrian hazard. Mr. Fontanez stated that he would report her concerns to the City's Public Works Superintendent.

The Commission requested that the "welcome" signs throughout the City, specifically the sign located at Florence Avenue and Salt Lake Avenue, be preserved by the City.

**Adjournment**

There being no further business, Chairperson Herrera declared the meeting adjourned at 8:43 p.m.

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Laura Herrera, Chairperson

ATTEST:

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Albert G. Fontanez, Secretary

**PROPOSED TRAFFIC CONGESTION  
RELIEF PLAN**

**EXHIBIT D**

**CASE NO.** 2014-01A CUP/DP



**TO:** Huntington Park Traffic Authority

**MEETING DATE:** February 11, 2016

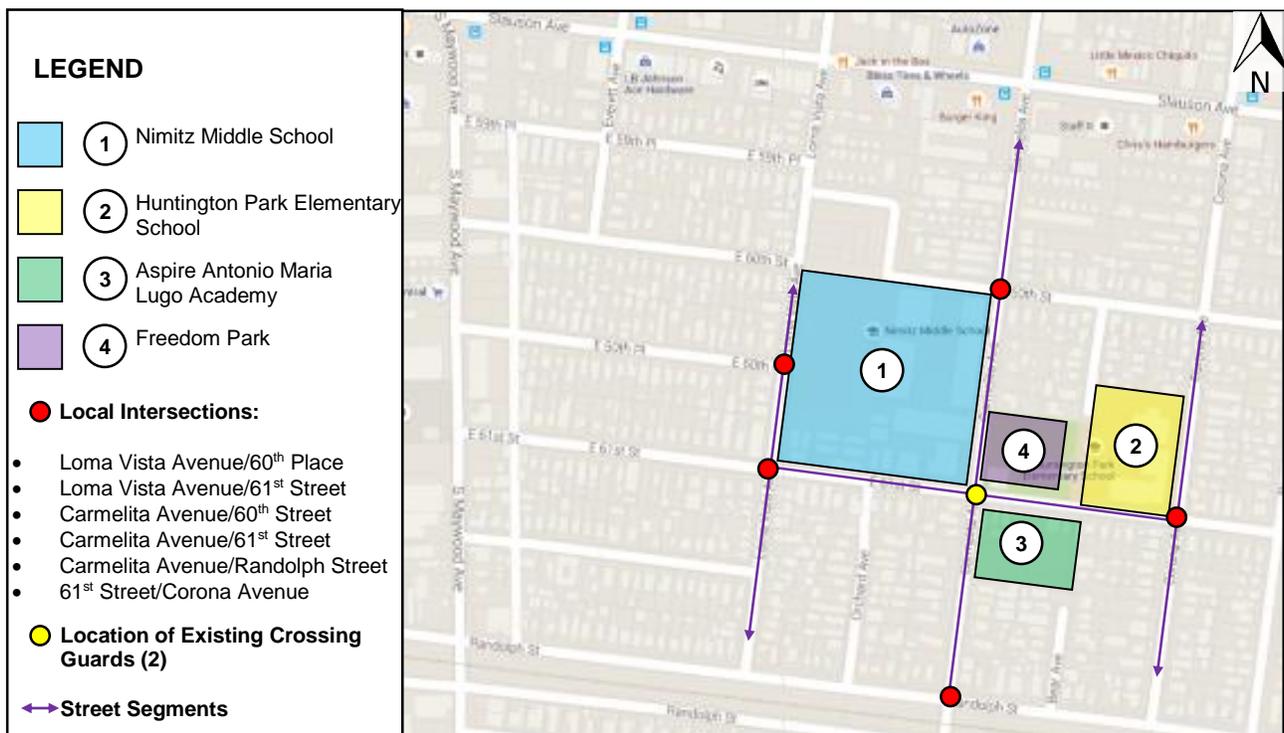
**PREPARED BY:** Transtech Engineers, Inc. (Traffic Authority Consultant Staff)

**SUBJECT:** TRAFFIC CIRCULATION ASSESSMENT AT NIMITZ MIDDLE SCHOOL, HUNTINGTON PARK ELEMENTARY SCHOOL, AND ASPIRE ANTONIO MARIA LUGO ACADEMY

**INTRODUCTION**

On behalf of the City of Huntington Park and, at the request of residents and school staff from Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy, engineering consulting staff has completed an assessment of traffic circulation at streets surrounding these schools to evaluate and recommend measures to alleviate congestion, parking concerns and pedestrian safety near the school campuses during the peak AM drop-off and AFT pick-up times. *Figure 1: School Site Vicinity Map* below shows the location of each of the schools and affected intersections and street segments.

**FIGURE 1: SCHOOL SITE VICINITY MAP**





### **BACKGROUND**

The City received a request in late August from the community to assess traffic and circulation during the AM drop-off and AFT pick-up times around Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy. All three schools are located within a couple blocks of each other with start and end times 15 minutes apart. Parents are competing with each other to travel surrounding streets to drop off and pick up students and to find parking. This often means long queues of traffic at intersections controlled by stop signs and illegal parking. To better understand the concerns of the community as well as challenges experienced at each school, during these times, the City hosted a public community meeting on September 1, 2015 to better understand the problems and identify key concerns. Stakeholders attending the meeting included parents, residents, school principals, city officials and law enforcement. LAUSD District offices were unable to attend. Although there are many issues that concern parents, this meeting focused on “traffic” related concerns surrounding each school centering on; vehicle circulation at drop off points, parking along streets and in front of residents homes and safety of pedestrians walking to and from school.

### **COMMUNITY MEETING**

In response to community members expressing their concern of the congestion around all three schools, the City hosted a community meeting on September 1, 2015. The meeting took place at Freedom Park near the school sites as identified in purple as item 4 in the vicinity map in *Figure 1: School Site Vicinity Map*.

The purpose of the meeting was to discuss with residents and parents “traffic” related concerns during the AM drop-off and AFT pick-up times. The meeting provided a forum for the local community to voice their concerns and offer their solutions to the problems.

The meeting was attended by Mayor Karina Macias, Council Member Johnny Pineda, City Engineer Mike Ackerman, City Planning Personnel, and Chief of Police Lozano, as well as the principals from each of the schools. There were also approximately 50 community members (parents and residents) in attendance.

At the meeting a map was provided, shown below as *Exhibit 1: Community Meeting Handout Map* to each community member which showed the proximity of each school to each other as well as the bell start and end times and the surrounding streets and drop off locations.



Exhibit 1: Community Meeting Handout Map



During the meeting, community members were able to voice their concerns about the traffic congestion, parking surrounding the site. One of the main themes was that Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy were causing major traffic congestion along Carmelita Avenue and 61<sup>st</sup> Street during school drop-off and pick-up times.

City staff recorded on a whiteboard the concerns expressed by attendees and had an open dialogue of the type of improvements the community would like to see implemented. The concerns are shown below in summary form and also depicted on *Exhibit 2: Community Meeting Concerns and Mitigation Measures List* on the following page.

Below is a list of items of concerns that community members brought up during the meeting:

- Parking and Vehicle Circulation
- Public Safety Accessibility
- Proposed Residential Units
- Additional Parking for Residential Units

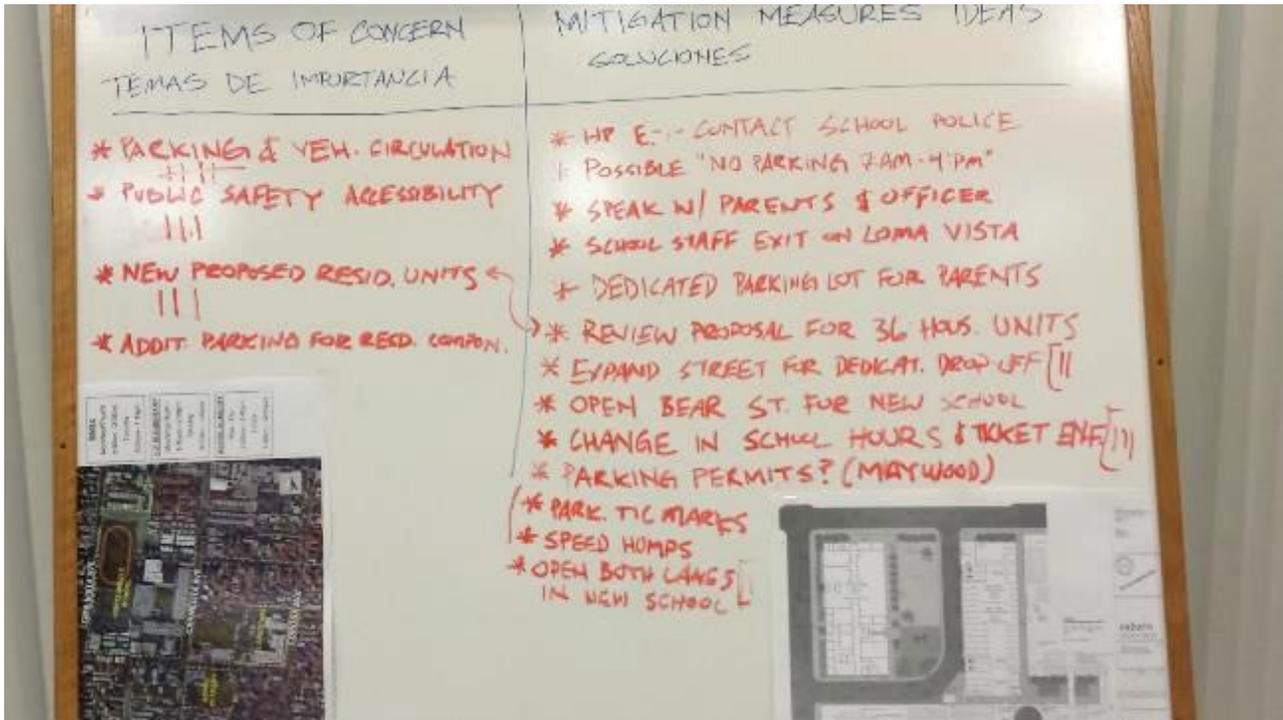


Through discussion, below is a list of possible solutions expressed by community members during the meeting:

- Increased police enforcement through LAUSD and HPPD
- Parking regulations during school days and hours
- Education of parents at each school the best practices for drop-off and pick-up
- For Nimitz Middle School, school staff should utilize the Loma Vista exit instead of using Carmelita Avenue
- Designation of a dedicated parking lot for parents
- Review of a proposal for 36 housing units that is proposed at Aspire (parking guidelines)
- Utilization of Bear Street for Aspire Antonio Maria Lugo Academy to use
- Widening the streets in front of the schools for dedicated drop-off and pick-up curb lanes
- Modify school start and end times to allow for school traffic to clear from one school before traffic picks up again for another school (stagger times)
- Require parking permits
- Install parking tick marks (Parking T's)
- Install Speed Humps
- Require Aspire Antonio Maria Lugo Academy to use both drop-off and pick-up lanes on site during the AM and AFT peak times
- Did city staff consider the impacts on vehicle circulation prior to approving the construction of the Aspire Academy. Staff informed them that a traffic study was prepared, including a proposal for converting part of Carmelita Ave into a one-way street. The project went through the channels for approvals (Planning Commission and Council approvals)



Exhibit 2: Community Meeting Concern and Mitigation Measures List



EXISTING CONDITIONS ASSESSMENT

As a result of the community meeting and public input, the City directed Traffic Engineering Consulting staff to conduct an assessment of existing conditions and come up with recommendations that would alleviate the traffic congestion during the peak AM drop-off and AFT pick-up times.

Communities often tailor a combination of strategies including engineering, enforcement, education, and encouragement to address specific needs of each school as well as other stakeholders. In order to come up with the most appropriate and suitable solution it is important to identify the root cause of the congestion surrounding these schools. Today there is a significant decline in the amount of students walking to school. Forty years ago about half of all students walked to school<sup>1</sup>, now fewer than 15%<sup>2</sup> of all school trips are by walking or bicycling. This has a serious effect on traffic congestion as well as air quality around schools. Studies have shown that kids today are leading more inactive lifestyles which puts them at risk for obesity and diabetes<sup>3</sup>.

<sup>1</sup> "Transportation Characteristics of School Children," Report No. 4, Nationwide Personal Transportation Study, Federal Highway Administration (FHWA), Washington D.C., July 1972.

<sup>2</sup> "2001 National Household Travel Survey" data conducted by Federal Highway Administration (FHWA)

<sup>3</sup> "Fact Sheet for Physical Activity and the Health of Young People," U.S. Centers of Disease Control (CDC) & Prevention Fact Sheet, 2004.



Some parents are reluctant to allow their children to walk or bicycle to school due to the traffic congestion and “perceived” traffic danger during student arrival and dismissal times. This often results in more parents driving their children to school, thus adding extra congestion and safety problems at the school, creating an increasing cycle of more traffic problems and less walking. Safety issues are a big concern for parents.<sup>4</sup> Cities are often not consulted prior to construction of schools and are faced with the effects of school district decisions such as layout of the schools, location of schools, on-site parking and location of drop off and pick up areas. Cities must scramble to provide residents and parents with resources to protect and provide for safe travel to and from schools.

The development of a successful school circulation program requires community support and input as well as the support of school district representatives and decision makers to ensure that all stakeholders are represented. The outreach efforts for this project were diversified in order to reach a large audience and included the City reaching out to both LAUSD as well as the Aspire Public School administrations. While school traffic during the peak drop-off and pick-up times is unavoidable, there are mitigation measures that can be implemented to ease the traffic congestions and improve the safety and circulation for parents driving to and from each school and to encourage more students to walk to school. It is also important to educate community members of which mitigation measures are appropriate and why other improvements may not be successful for this particular scenario.

Streets serve multiple users and modes of transportation including passenger cars, pedestrians, bicycles, buses, and Emergency Service vehicles. As a result, any tool used to affect the way vehicles operate on a street may also affect other users. Potential impacts to other modes of travel need to be considered to minimize or prevent unintended consequences.

### **EXISTING CONDITIONS**

The City directed Traffic Engineering Consulting staff to conduct an assessment of existing conditions the assessment included an analysis and observation of the existing drop-off and pick-up process, parking and traffic conditions along Carmelita Avenue, 61<sup>st</sup> Street, Corona Avenue and Loma Vista Avenue and overall school circulation between the three campuses during the morning and afternoon periods.

In order to find out what was happening along these streets, observations were taken over several periods and days. Staff observed what was happening in front of each school, how parents picked up dropped off students, where they parked, the queues, how they walked

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<sup>4</sup> “Barriers to Children Walking and Biking to School,” Centers of Disease Control (CDC), 2005



to and from each campus. As a result of initial observations, actual field counts of vehicles, parking, and pedestrians were conducted at the following intersections and roadway segments:

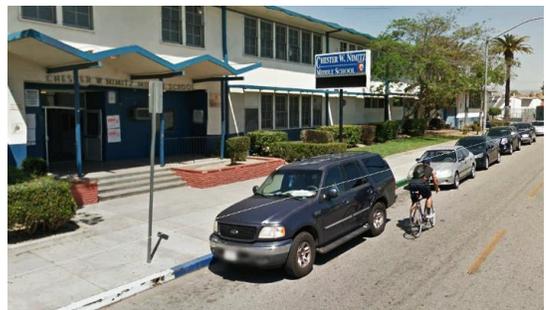
- Carmelita Avenue
- Loma Vista Avenue
- 61<sup>st</sup> Street
- Corona Avenue
- 60<sup>th</sup> Place
- 60<sup>th</sup> Street
- Randolph Street

Field observations took place in October 2015 and November 2015 while each school was in session and on regular schedules before the winter break.

**Carmelita Avenue:** Carmelita Avenue is approximately 30' (feet) in width with one lane in



each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Carmelita Avenue. The intersections of Carmelita Avenue at 60<sup>th</sup> Street, at 61<sup>st</sup> Street, and at Randolph Street are all stop controlled. There is a designated drop



off and pick up area for students attending

Nimitz Middle School along the west side of Carmelita Avenue south of 60<sup>th</sup> Street and north of 61<sup>st</sup> Street, there is approximately 416' feet of curb space available, approximately 112' feet of green curb available for a 20-minute zone, and approximately 22' feet of blue curb for handicap parking. Parking in front of Nimitz is limited to loading and unloading 7:00am to 4:00 pm on school days. There is no parking on the east side of the street from 60<sup>th</sup> Street to 61<sup>st</sup> Street during school days from 7:00am to 4:00pm and on street sweeping days on Wednesday from 9:00am to 12:00pm. There is a gated entrance leading to Nimitz Middle School on-site parking lot at the west leg of the intersection of Carmelita Avenue and 60<sup>th</sup> Street. The lot also has access thru Loma Vista Avenue approximately 68' feet south of 59<sup>th</sup> Street and is only used by school staff. There are two entrances to Nimitz Middle School along Carmelita Avenue, the main entrance which is approximately 176' feet south of 60<sup>th</sup> Street and a gated entrance approximately 224' feet north of 61<sup>st</sup> Street. The





school also has a gate on Loma Vista at 60<sup>th</sup> Place which leads from the blacktop playground area.

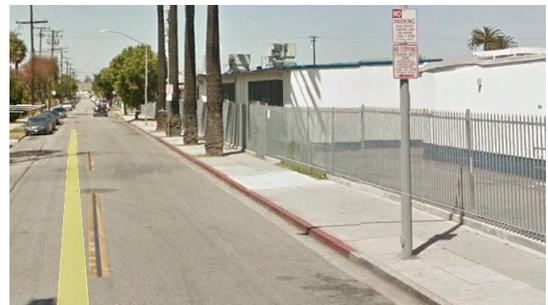
Aspire Antonio Maria Lugo Academy is located on the southeast corner of Carmelita Avenue and 61<sup>st</sup> Street with a gated pedestrian entrance to the school as well as a gated driveway exiting Aspire drop off and pick up aisle. Exiting vehicles from Aspire are allowed to turn left or right onto Carmelita

Avenue. Freedom park is located at the northeast corner of Carmelita Avenue and 61<sup>st</sup> Street with a gated entrance to the park's three parking spaces. The entrance is approximately 78' feet north of 61<sup>st</sup> Street.

Carmelita Avenue from Randolph Street to 61<sup>st</sup> Street is heavily used by parents from all three schools to get to and from pick up and drop off areas making long traffic queues at each of the stop controlled intersections of Carmelita Avenue at 60<sup>th</sup> St, 61<sup>st</sup> Street, and at Randolph Street. Land use along Carmelita Avenue is classified as High Density Residential with Freedom Park classified as Open Space and Nimitz Middle School as Public Facilities.

**61<sup>st</sup> Street:** 61<sup>st</sup> Street is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a posted speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 61<sup>st</sup> Street. The intersections of 61<sup>st</sup> Street at Loma Vista Avenue, at Carmelita Avenue, and at Corona Avenue are all stop controlled. Street sweeping is scheduled on the north side of 61<sup>st</sup> Street on Wednesday from 8:00am to 11:00am and on the south side of 61<sup>st</sup> Street on Thursdays from 11:00am to 2:00pm. Nimitz Middle School, Aspire Antonio Maria Lugo, Huntington Park Elementary School and Freedom park can all be accessed through 61<sup>st</sup> Street.

On 61<sup>st</sup> Street between Loma Vista Avenue and Carmelita Avenue, there is approximately 420' feet of curb space available, with approximately 130' feet of red curb dedicated for a bus zone. Parking is prohibited during school days from 7:00am to 4:00pm for passenger loading and unloading.



Aspire Antonio Maria Lugo Academy is located on the southeast corner of Carmelita Avenue and 61<sup>st</sup> Street with a pedestrian gate and gated vehicle entrance to the school's on-site drop off/pick up lanes and staff parking lot.



Freedom park is located on the northeast corner of Carmelita Avenue and 61<sup>st</sup> Street with a gated entrance to the park's playground area located on the north side of 61<sup>st</sup> Street, approximately 70' feet east of Carmelita Avenue.

Huntington Park Elementary School is located on the northwest corner of Corona Avenue and 61<sup>st</sup> Street. There is a 10' feet wide curb cut out in front of Huntington Park Elementary for the WB travel direction designated as a drop off and pick up area with approximately 208' feet of curb space available. Parking is prohibited along the curb cut out during school days from 7:00am to 2:30pm.



Land use along 61<sup>st</sup> Street on most of the surrounding area is classified as High Density Residential.

**60<sup>th</sup> Street:** 60<sup>th</sup> Street is approximately 30' (feet) in width with one lane in each direction divided by a centerline with a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 60<sup>th</sup> Street. 60<sup>th</sup> Street runs on both sides of Nimitz Middle school. The intersections of 60<sup>th</sup> Street at Loma Vista Avenue, at Carmelita Avenue, and at Corona Avenue are all stop controlled.



There are parking T's on both sides of 60<sup>th</sup> Street east of Carmelita Avenue and west of Loma Vista Avenue with available parking on both sides of 60<sup>th</sup> Street except for street sweeping days on Thursdays from 11:00am to 2:00pm on the north side of the street and on Wednesdays from 8:00am to 11:00am on the south side of the street. Land use along 60<sup>th</sup> Street on the north and south side and most of the surrounding area is classified as High Density Residential.





**60<sup>th</sup> Place:** 60<sup>th</sup> Place dead ends at Loma Vista Avenue and Maywood Avenue and is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 60<sup>th</sup> Place. The intersection of 60<sup>th</sup> Place and Loma Vista Avenue is stop controlled. Nimitz Middle School is located east of the intersection of 60<sup>th</sup> Place and Loma Vista Avenue. There is a gated entrance for students to the Nimitz Middle School playground area east of the intersection of 60<sup>th</sup> Place and Loma Vista Avenue. There is a yellow school crosswalk in the south leg of the intersection. There are parking T's on both sides of 60<sup>th</sup> Place with available parking on both sides of the street except for street sweeping days on Wednesdays from 9:00am to 12:00pm on the north side of the street and on Thursdays from 11:00am to 2:00pm on the south side of the street. Land use along 60<sup>th</sup> Place on the north and south side and most of the surrounding area is classified as High Density Residential.



**Randolph Street:** Randolph Street runs in an east/west direction and is located on both sides of the railroad tracks. Both intersections with Carmelita Ave are stop controlled. North Randolph Street is approximately 36' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. On the north side of N Randolph Street there is a sidewalk of approximately 10' (feet) wide and on the south side there is a train track with no sidewalk. The intersection of Carmelita Avenue and N Randolph Street is all-way stop controlled with crosswalks in all legs. The intersections of N Randolph Street at Loma Vista Avenue and at Corona Avenue are stop controlled in the southbound direction. There is available parking on the north side of the street with the exception of street sweeping days on Thursday from 12:00pm to 3:00pm. Land use along Randolph Street is classified as High Density Residential.

**Loma Vista Avenue:** Loma Vista Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline with a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Loma Vista Avenue. The intersections of Loma Vista Avenue at 59<sup>th</sup> Street, at 60<sup>th</sup> Street, at 60<sup>th</sup> Place, at 61<sup>st</sup> Street, at 61<sup>st</sup> Place, and at Randolph Street are all stop controlled. There is a designated drop off and pick up area for students attending Nimitz Middle School along the east side of Loma Vista Avenue from 59<sup>th</sup> Street to 61<sup>st</sup> Street where there is approximately 640' feet of available curb space. There is no parking on the east side of the street on Thursdays from 11:00am to 2:00pm





for street sweeping and from 59<sup>th</sup> Street to 61<sup>st</sup> Street during school days from 7:00am to 4:00pm for passenger loading and unloading. Parking on the west side of the street is available except for street sweeping days on Wednesday from 9:00am to 12:00pm. There is also a gated entrance to the Nimitz Middle School parking lot on the east side of Loma Vista Avenue approximately 68' feet south of 59<sup>th</sup> Street which also leads out to Carmelita Avenue and 60<sup>th</sup> Street. There is a gate to the Nimitz Middle School playground area at 60<sup>th</sup> Place, there is also another smaller entrance for students to the Nimitz Middle School playground area approximately 115' feet north of 61<sup>st</sup> Street. Land use along Loma Vista Avenue is classified as High Density Residential.



**Corona Avenue:** Corona Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Corona Avenue. The intersections of Corona Avenue at 60<sup>th</sup> Street, at 61<sup>st</sup> Street, and at Randolph Street are all stop controlled. There is a 10' feet wide curb cut out in front of Huntington Park Elementary for the SB travel direction designated as a drop off and pick up area for students. There is



approximately 224' feet of curb space available, with approximately 20' feet for handicap access. Parking on the west side of Corona Ave is limited on Wednesday from 9:00am



to 12:00pm for street sweeping and directly in front of Huntington Park Elementary School during school days from 7:00am to 4:00pm for passenger loading and unloading. Parking is available on the east side of the street except for street sweeping days on Thursdays from 11:00am to 2:00pm. The main entrance to Huntington Park Elementary School is located approximately 58' feet north of Corona Avenue and 61<sup>st</sup> Street. Land use along Corona Avenue is classified as High Density Residential.



Below are the school profiles including grades served, school address, approximate number of students, and the bell schedule.

**Huntington Park Elementary School**

- Serves K through 5<sup>th</sup> Grades
- School Address: 6055 Corona Ave, Huntington Park, CA 90255
- Approx. Number of Students: 463 (K-5<sup>th</sup> Grades) / 40 (PK)
- **BELL SCHEDULE**
  - Mon, Wed, Thu, Fri: 8:11am to 2:30pm
  - Tuesday: 8:11am to 1:30pm
- Drop-off and Pick-up Locations:
  1. Corona Avenue drop off curb lane
  2. 61<sup>st</sup> Street curb cut out lane

**Nimitz Middle School**

- Serves 6<sup>th</sup> through 8<sup>th</sup> Grades
- School Address: 6021 Carmelita Ave, Huntington Park, California 90255
- Approx. Number of Students: 2,000 students
- **BELL SCHEDULE**
  - Mon, Wed, Thu, Fri: 7:50am to 2:38pm
  - Tue: 7:50am to 1:14pm
- Drop-off and Pick-up Locations:
  1. Carmelita Avenue loading zone curb lane (between 60<sup>th</sup> Street and 61<sup>st</sup> Street)
  2. Loma Linda Avenue curb lane (between 60<sup>th</sup> Place and 61<sup>st</sup> Street)

**Aspire Antonio Maria Lugo Academy**

- Serves K through 5<sup>th</sup> Grades
- School Address: 6100 Carmelita Avenue, Huntington Park, CA 90255
- Approx. Number of Students: 431 Students
- **BELL SCHEDULE**
  - Mon-Thur: 7:45am to 2:45pm
  - Friday: 7:45am to 12:45pm
- Drop-off and Pick-up Locations:
  1. 61<sup>st</sup> Street Driveway Entrance (on school site)
  2. Carmelita Avenue Driveway Exit (on school site)



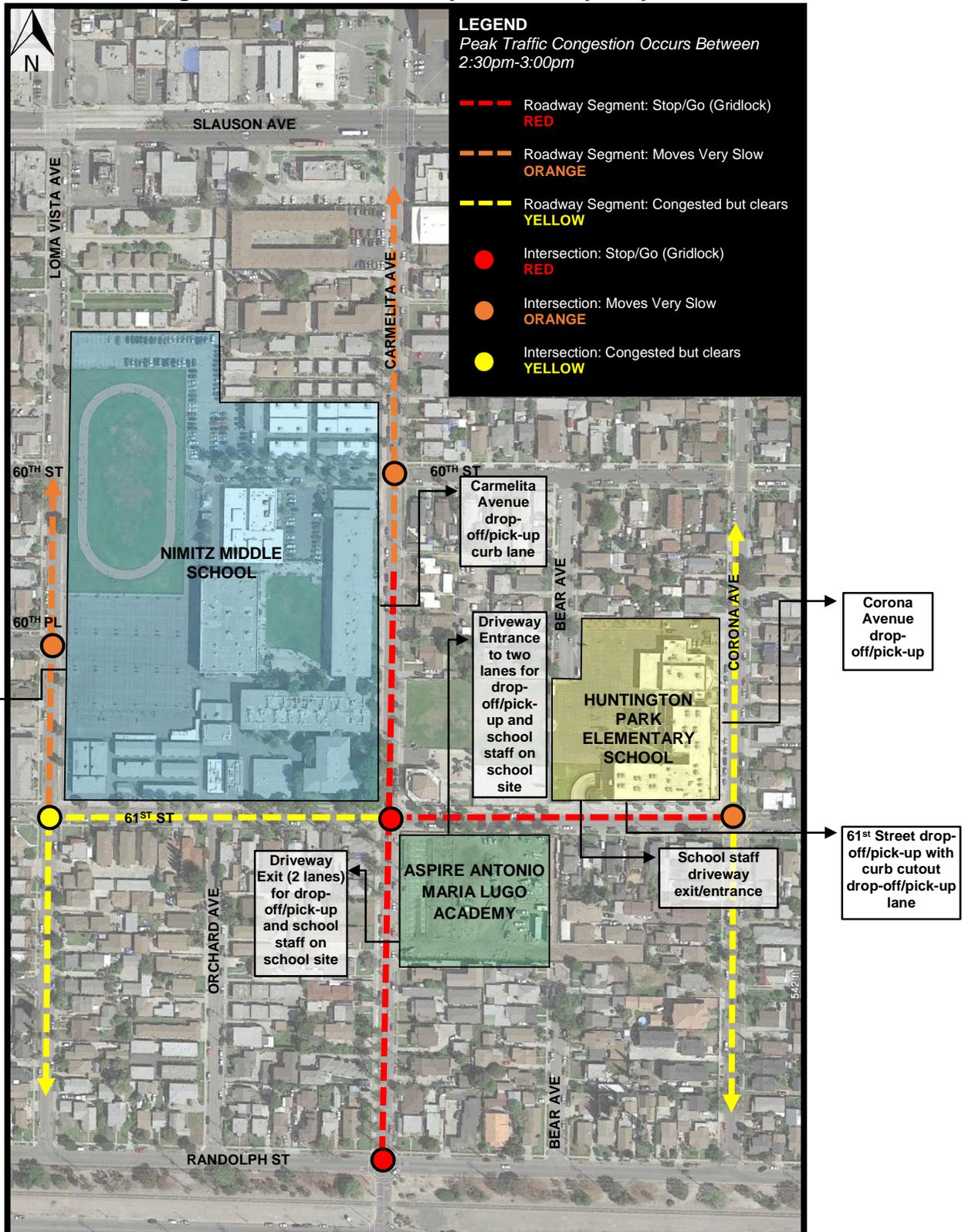
### **SCHOOL SITE DROP-OFF AND PICK UP LOCATIONS**

All three campuses contribute to the traffic congestion; a review of how the three schools together impact certain key intersections and roadway segments was undertaken. The peak times of congestion around the schools were over a 30-minute period during the AFT drop-off periods between 2:30pm to 3:00pm. By 3:05pm most of the school traffic has cleared.

*Figure 2: School Site Drop-off/Pick-up Map* shows the school locations in which parents are dropping off and picking up the students, including staff driveways and parking areas as well as a depiction of the peak traffic congestion occurring at roadway segments and intersections. The red zones along street segments indicate long queues and delay.



Figure 2: School Site Drop-off/Pick-up Map





## FIELD OBSERVATIONS

Based on field counts and observations, it was concluded that there are two main bottleneck intersections that are contributing to the overall congestion in the area. These intersections include:

1. **Carmelita Avenue at 61<sup>st</sup> Street:** This intersection is all way stop controlled with marked crosswalks in all legs. During the morning drop-off and afternoon pick-up times there are two designated crossing guards at this location who direct pedestrians. This intersection is one of the main routes between the three schools.
2. **Carmelita Avenue at N. Randolph Street:** This intersection is all way stop controlled with marked crosswalks in all legs. There are no crossing guards at this location. This intersection serves as one of the “exit” points for vehicles leaving the area.

There are several factors that contribute to the congestion at these two intersection which are detailed below:

1. **Carmelita Avenue between 60<sup>th</sup> Street and 61<sup>st</sup> Street (Nimitz Middle School):** During the student let out time, it was observed that starting at approximately 2:15pm parents began to park their vehicles on the west side of Carmelita Avenue waiting for their child to get out of school. Since there is no clear designated “drop-off/pick-up lane” vehicles are sporadically parking along the curb where there is available space. The peak parking happens between about 2:30pm to 2:40pm, with vehicles lessening as students are let out at 2:38pm and find their vehicle and load. It was observed that a few vehicles were parking on the east side of Carmelita Avenue even with restricted parking during school days and hours.

During the field observation there was an LAUSD Police Officer patrolling the area and citing vehicles who were parked on the east side. Some vehicles were observed traveling NB on Carmelita Avenue and making a U-turn in front of Nimitz Middle School to be able to park along the west curb. At approximately 2:45pm queuing of vehicles began at the Carmelita Avenue and 61<sup>st</sup> Street intersection. Between 2:45pm and 2:55pm there were on average 10-14 vehicles queued on Carmelita Avenue waiting to either pass through, make a left turn or make a right turn at 61<sup>st</sup> Street. The queue is in part due to the 2:45pm school end time for Aspire Antonio Maria Lugo Academy. It was observed that there is a mixture of parents picking up their child from Nimitz Middle School trying to exit the area via Carmelita Avenue to Randolph Street as well as parents coming in via 61<sup>st</sup> Street or Carmelita Avenue to pick up their child from Aspire Antonio Maria Lugo Academy. Many



parents using Carmelita Avenue decided to avoid the queue and make a SB left turn or waited to make a left onto 61<sup>st</sup> Street, further adding to the queue. It was also observed that while the crossing guards assist pedestrians at the 61<sup>st</sup> Street intersection there was no coordination between the two crossing guards, so pedestrians were crossed in every leg as soon as they arrived not allowing vehicles to clear the intersection. Thus long queues.





2. **Huntington Park Elementary School:** The AFT pick-up time is where the most congestion takes place for all three of the schools. A site visit was conducted during the AFT pick-up period to observe the current circulation patterns around Huntington Park



Elementary School. During the field visit it was observed that parents start arriving by 2:10pm and begin parking along the curb cut out on the north side of 61<sup>st</sup> Street and on the west side of Corona Avenue where it is designated as a passenger loading and unloading zone. It was also observed that vehicles are parking along the east side of Corona Avenue and on the south

side of 61<sup>st</sup> street where ever they could find available parking even if there was still available space in the designated loading and unloading zone. Some vehicles would park in front of driveway entrances, blocking the residents from coming in and out of their property. By 2:30pm more pedestrian traffic was observed and the designated loading and unloading zone along the north side of 61<sup>st</sup> Street was full at which point vehicles would double park to wait for their child. Vehicles were also observed making 3-point u-turns along Corona Avenue and 61<sup>st</sup> Street to avoid the traffic on Carmelita and 61<sup>st</sup> Street or to find parking on the opposite side of the street. By 2:33pm students were let out of classes. It was also observed that parents and students are not always using the crosswalks when crossing the street to get to their vehicle on the opposite side. At 2:30pm a small bus arrived and double parked on the west side of Corona Avenue, blocking vehicles parked in the drop off area. By 2:44pm pedestrian and vehicle traffic starts to clear up. By 3:00 pm traffic heading EB on 61<sup>st</sup> Street to Corona Avenue was flowing during the AFT pick-up period with little to no queing.



3. **Crossing Guards:** There are two crossing guards assigned to the intersection of Carmelita Avenue and 61<sup>st</sup> Street. In the afternoon they begin to monitor the intersection at around 2:15pm, which is approximately 15 minutes before the first school gets out (Huntington Park Elementary 2:30pm, Nimitz Middle School 2:38pm, and Aspire Antonio Maria Lugo Academy 2:45pm). When pedestrians arrive at the intersection they are immediately crossed. There was no clustering of pedestrians. This is in part due to the student or adult pedestrian not listening or waiting for the crossing guard and crossing themselves, in which the crossing guard is forced to stop traffic and catch up to the pedestrian to ensure they cross safely, and also in part due to additional training needed



for the crossing guards to know when to wait for multiple pedestrians and crossing them in a pack. Communication between the crossing guards is also very important to the functionality of the intersection. For example, it was observed that while some vehicles are trying to make a SB left turn on Carmelita Avenue they are forced to wait until the pedestrian cross in the east leg, but instead of allowing for the car to turn at the next "cycle" the crossing guard is then crossing a pedestrian through the north leg, prohibiting any vehicular movement.

- 4. Aspire Antonio Maria Lugo Academy Entrance Driveway:** There are two designated lanes on site that are used as the drop-off and pick-up lanes for parents. During the AM drop-off times vehicles are directed by school staff into one of the drop off lanes, while the other lane is closed off to parents and dedicated to teachers coming into the campus. During the AFT pick-up time parents are permitted to use both lanes to queue and wait for their child. During the AM drop-off time traffic moves relatively quickly with parents pulling into entrance driveway via 61<sup>st</sup> Street, dropping of their child and exiting through the exit driveway via Carmelita Avenue. It is during the AFT pick-up time that more congestion was observed. The official school end time is at 2:45pm.

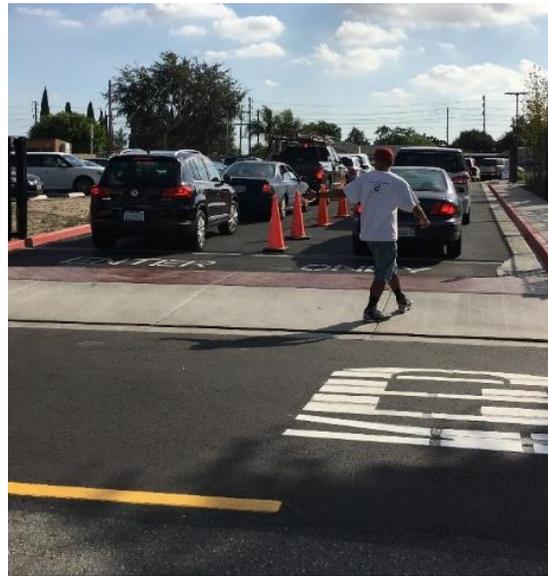


*The above photos show the congestion during the AFT pick-up time for Aspire Antonio Maria Lugo Academy at the entrance driveway on 61<sup>st</sup> Street. As can be seen both lanes on-site are full to capacity and vehicles are forced to wait on 61<sup>st</sup> street, further adding to the congestion at the Carmelita Avenue and 61<sup>st</sup> Street intersection.*

It was observed that at around 2:30pm, 15 minutes before school let out at 2:45pm, vehicles begin to queue inside the school, occupying both lanes, by 2:40pm both lanes on site are filled and vehicles waiting to turn in to the entrance driveway are queuing on 61<sup>st</sup> Street waiting for vehicles to exit to allow for more room. This impacts the Carmelita Avenue and 61<sup>st</sup> Street intersection and creates a bottleneck. For example, if just one vehicle in the



Carmelita Avenue queue at 61<sup>st</sup> Street needs to make a SB left turn, then the vehicles must wait for the traffic on 61<sup>st</sup> Street to clear before they can make the movement.



5. **Aspire Antonio Maria Lugo Academy Exit Driveway:** This exit driveway directly impacts the Carmelita Avenue and Randolph Street intersection and creates heavy congestion on Carmelita Avenue between 61<sup>st</sup> Street and Randolph Street. This is worse during the AFT pick-up times. School staff was observed directing traffic out of the driveway, stopping the through traffic on Carmelita Avenue and letting multiple vehicles exit from the driveway to allow for more vehicles to queue inside the school to pick up their child. This is creating a bottleneck situation for the Carmelita Avenue and 61<sup>st</sup> Street intersection, essentially





vehicles between 61<sup>st</sup> Street and the exit driveway are unable to move forward, therefore vehicles waiting in the queue to pass the intersection cannot make a movement without blocking the intersection completely.

- 6. **School Start and End Times:** Separation of arrival and departure times may be useful to alleviating the congestion during the peak AM drop-off and AFT pick-up times. Staggered bell times for groups of students or different schools within close proximity to each other help to disperse the traffic peak at schools during the relatively short drop-off and pick-up periods. Staggered bell times are most applicable for schools with a large student population or when two or more schools are in close proximity to each other.

The current school start and end times between the three campuses do not allow for enough clearing of vehicles. The AFT pick-up time is when most of the congestion happens. For example, while one school gets out and parents are trying to clear the area, parents from a different school are already waiting for their child to get out. Due to the close proximity of the three campuses there needs to be enough time in-between the pick-up times to allow for better circulation. Please refer to *Table 1: Proposed School Time Changes* shown below. Since Aspire was the last school to be opened and has a smaller student population it may be easier to change. Any changes would have to come at the start of the school year and with District approvals.

<b>School</b>	<b>Existing Start Time / End Time</b>	<b>Ideal Start Time / End Time</b>
<b><u>Huntington Park Elementary School</u></b>	Monday through Friday (except for Tuesday): 8:11am to 2:30pm  Tuesday: 8:11am to 1:30pm	Monday through Friday (except for Tuesday): 8:11am to 2:30pm  Tuesday: 8:11am to 1:30pm
<b><u>Nimitz Middle School</u></b>	Monday through Friday (except for Tuesday): 7:50am to 2:38pm  Tuesday: 7:50am to 1:14pm	Monday through Friday (except for Tuesday): 7:50am to 2:38pm  Tuesday: 7:50am to 1:14pm
<b><u>Aspire Antonio Maria Lugo Academy</u></b>	Monday through Thursday: 7:45am-2:45pm  Friday: 7:45am-12:45pm	Monday through Thursday: 8:15am-3:15pm  Friday: 8:15am-1:15pm



**FIELD COUNTS**

To determine the volume of traffic on each street 24-hour tube counts were taken along each of the local streets in the study area while all three schools were in session and on a regular hour bell day (not on minimum school day) on December 10<sup>th</sup> and 17<sup>th</sup>, 2015. What the volume indicates is that several streets serve not only school traffic but also commuters traveling to and from work. This is seen in heavy PM volumes on Carmelita Avenue during the 5:00 to 6:00 pm period which is during typical commute traffic periods of (4:00 to 6:00 pm). The other streets have heaviest traffic flows during school hours in the morning and afternoon. This must be considered when determining the appropriate traffic control improvements.

Main Street	Location	Average Daily Traffic	AM Peak 1 Hour		Afternoon Peak 1 Hour		PM Peak 1 Hour	
			Time	Vol	Time	Vol	Time	Vol
Carmelita Ave	North of 60 <sup>th</sup> St	2,361	7-8am	423	2-3pm	295	5-6pm	339
Carmelita Ave	North of 61 <sup>st</sup> St	1,862	7-8am	278	2-3pm	209	5-6pm	316
Carmelita Ave	South of 61 <sup>st</sup> St	1,768	7-8am	234	2-3pm	207	5-6pm	275
61 <sup>st</sup> St	West of Loma Vista	1,247	7-8am	248	2-3pm	147	5-6pm	165
61 <sup>st</sup> St	Loma Vista to Carmelita	1,785	7-8am	436	2-3pm	345	5-6pm	207
61 <sup>st</sup> St	Carmelita to Corona	1,288	7-8am	368	2-3pm	295	5-6pm	228
Loma Vista Ave	North of 60 <sup>th</sup> St	600	7-8am	159	2-3pm	132	5-6pm	75
Loma Vista Ave	North of 61 <sup>st</sup> St	1,585	7-8am	317	2-3pm	244	5-6pm	200
Corona Ave	North of 61 <sup>st</sup> St	1,346	7-8am	278	2-3pm	251	5-6pm	179
Corona Ave	South of 61 <sup>st</sup> St	938	7-8am	166	2-3pm	192	5-6pm	94
60 <sup>th</sup> St	East of Carmelita	755	7-8am	268	2-3pm	151	5-6pm	101

In addition to 24-hour daily volume counts, pedestrian counts as well as back of queue and driveway counts were conducted and the results summarized. A summary of information can be found on Figures 5 and 6, AM and Afternoon conditions at drop off and pick up, respectively.



## ACCIDENT DATA

Accident data was obtained from the computerized accident records system maintained by the State of California Statewide Integrated Traffic Records System (SWITRS). An accident review of the streets surrounding all three schools was conducted between the years 2010-2015, this included the segments of 60<sup>th</sup> Street, 61<sup>st</sup> Street, Carmelita Avenue, Loma Vista Avenue, and Corona Avenue.

There were a total of 23 accidents over a 5-year period. 4 accidents were pad/bike related.

- **2015:** 4 recorded accidents
- **2014:** 4 recorded accidents (1 of the 4 were ped/bike related accident)
- **2013:** 3 recorded accidents
- **2012:** 4 recorded accidents (1 of the 4 were ped/bike related accident)
- **2011:** 4 recorded accidents
- **2010:** 4 recorded accidents (2 of the 4 were ped/bike related accidents)

Please refer to a detailed list of all accidents that took place between this time period in *Table 2: Collision History List* as well as a corresponding collision diagram as *Figure 3: Collision Diagram*.

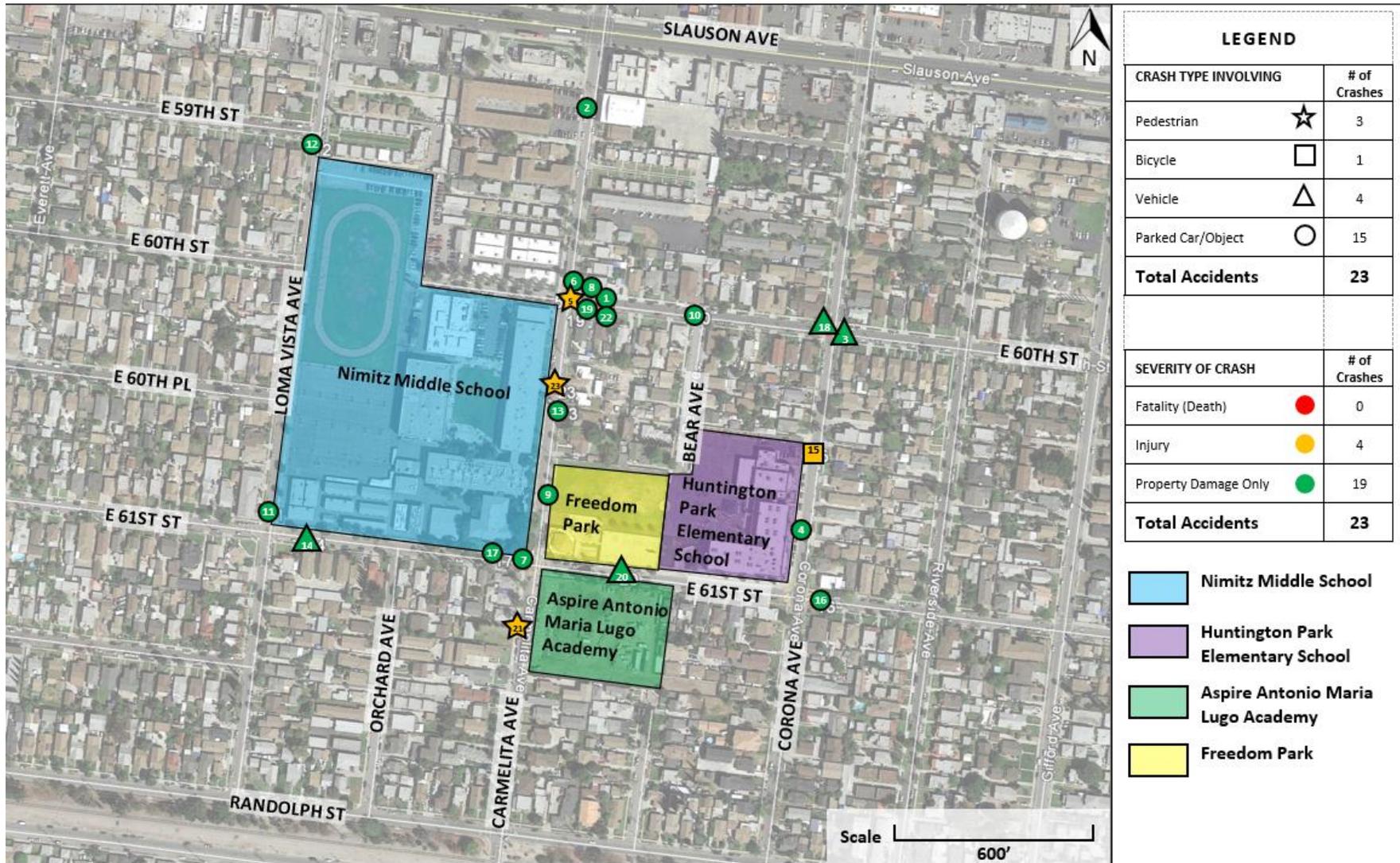


**TABLE 2: ACCIDENT HISTORY LIST**

ACCIDENT HISTORY											
No	Date	Primary Road	Secondary Road	Dist.	Dir.	Time	Day or Night	Collision Type	Severity	Factor	PCF Violation
1	2/21/2015	60TH ST	CARMELITA AV	83	E	8:19	DAY	SIDESWIPE		WB THRU VEH HIT WB PARKED VEH (X2)	08 - IMPROPER TURNING
2	1/31/2015	CARMELITA AV	SLAUSON AV	150	S	0:05	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	22 - OTHER IMPROPER DRIVING
3	1/15/2015	60TH ST	CORONA AV	7	E	20:17	NIGHT	BROADSIDE		SB LT VEH HIT EB THRU VEH	09 - AUTOMOBILE RIGHT OF WAY
4	1/4/2015	CORONA AV	61ST ST	138	N	3:50	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	08 - IMPROPER TURNING
5	12/2/2014	CARMELITA AV	60TH ST	0		7:00	DAY	PED/BIKE	INJ (COMP PN)	WB SLOWING VEH HIT SB THRU PED	00 - UNKNOWN
6	6/1/2014	CARMELITA AV	60TH ST	0		17:16	DAY	HEAD ON		NB VEH RAN OFF RD AND HIT OBJ	03 - UNSAFE SPEED
7	3/15/2014	61ST ST	CARMELITA AV	0		15:40	DAY	HEAD ON		EB LT VEH HIT WB PARKED VEH	01 - DRIVING OR BICYCLING UNDER THE INFLUENCE OF ALCOHOL OR DRUG
8	1/19/2014	60TH ST	CARMELITA AV	80	E	19:05	NIGHT	REAR END		NB BACKING VEH HIT WB PARKED VEH	21 - UNSAFE STARTING OR BACKING
9	9/3/2013	61ST ST	CARMELITA AV	155	N	13:45	DAY	SIDESWIPE		EB UNS TURN VEH HIT EB PARKED VEH	08 - IMPROPER TURNING
10	8/28/2013	60TH ST	BEAR AV	3	W	15:17	DAY	HIT OBJECT	INJ (COMP PN)	NB THRU VEH HIT OBJ	18 - OTHER THAN DRIVER (OR PEDESTRIAN)
11	3/3/2013	LOMA VISTA AV	61ST ST	37	N	12:05	NIGHT	SIDESWIPE		SB UNS TURN VEH HIT SB PARKED VEH	08 - IMPROPER TURNING
12	8/20/2012	LOMA VISTA AV	59TH PL	15	S	19:19	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	08 - IMPROPER TURNING
13	4/16/2012	CARMELITA AV	61ST ST	372	N	19:55	DAY	HIT OBJECT		NB THRU VEH HIT OBJ	03 - UNSAFE SPEED
14	3/28/2012	61ST ST	LOMA VISTA AV	81	E	14:45	DAY	SIDESWIPE		EB VEH ENT TRAF HIT EB THRU VEH AND EB PARKED VEH	21 - UNSAFE STARTING OR BACKING
15	1/29/2012	CORONA AV	61ST ST	317	N	14:15	DAY	PED/BIKE	INJ (COMP PN)	WB THRU VEH HIT SB THRU BIKE HIT	05 - WRONG SIDE OF ROAD
16	11/12/2011	61ST ST	CORONA AV	29	E	22:33	NIGHT	REAR END		EB LT VEH HIT EB PARKED VEH (X2)	03 - UNSAFE SPEED
17	10/13/2011	61ST ST	CARMELITA AV	81	W	7:32	DAY	SIDESWIPE		WB THRU VEH HIT WB PARKED VEH	08 - IMPROPER TURNING
18	2/17/2011	CORONA AV	60TH ST	0		23:21	NIGHT	SIDESWIPE		SB THRU VEH HIT NB LT VEH	01 - DRIVING OR BICYCLING UNDER THE INFLUENCE OF ALCOHOL OR DRUG
19	2/10/2011	60TH ST	CARMELITA AV	23	E	7:45	DAY	SIDESWIPE		EB RT VEH HIT EB PARKED VEH	08 - IMPROPER TURNING
20	12/17/2010	61ST ST	CARMELITA AV	200	E	12:45	DAY	SIDESWIPE		WB THRU VEH HIT EB THRU VEH	- - NOT STATED
21	9/17/2010	CARMELITA AV	61ST ST	138	S	7:10	DAY	PED/BIKE	INJ (SEVERE)	WB PED HIT BY SB THRU VEH	11 - PEDESTRIAN VIOLATION
22	4/17/2010	60TH ST	CARMELITA AV	76	E	14:09	DAY	SIDESWIPE		EB LT VEH HIT EB AND WB PARKED VEH	08 - IMPROPER TURNING
23	2/2/2010	CARMELITA AV	60TH ST	204	S	13:43	DAY	PED/BIKE	INJ (COMP PN)	EB PED HIT BY NB THRU VEH	11 - PEDESTRIAN VIOLATION



FIGURE 3: COLLISION DIAGRAM



\*Please refer to Collision List for corresponding collision/crash information for each ID number listed in the Collision Diagram above.



## TRAFFIC CONGESTION RELIEF TEST

Observations during AM and afternoon periods found that the main choking point for traffic was on Carmelita Avenue between 61<sup>st</sup> St and Randolph Street with traffic held between two stop controlled intersections. The closely spaced stop controlled intersections at Randolph St on either side of the tracks coupled with heavy traffic in all directions and pedestrians crossing in all legs was preventing Carmelita Ave southbound traffic from clearing and pushing the gridlock further north to 61<sup>st</sup> Street. City staff in talks with the police department decided to conduct a TEST to see if clearing the traffic through the intersection at Randolph St would ease the gridlock on Carmelita Avenue in front of Nimitz and Aspire schools. On Wednesday December 16, 2015 the Police Department in conjunction with City Engineering



closed off Carmelita Avenue at Randolph Street between the railroad tracks. All southbound Carmelita Ave traffic was directed either to the east or west along Randolph Street to Maywood Avenue and Gifford Avenue. Northbound traffic would all have to proceed to Maywood Ave or Gifford Ave to Randolph St to access Carmelita Avenue. At first vehicles continued to each stop at the intersection and then proceeded but it became obvious that with pedestrians crossing and heavy east west Randolph traffic that PD would need to step in and direct traffic allowing groups of 5 to 8

vehicles to clear the intersection at a time. This allowed PD to clear the long southbound queues of traffic opening up the Aspire School driveway and the queues north of 61<sup>st</sup> St. Officers closed off Randolph between the tracks at approximately 2:00 p.m. 30-minutes before the first group of students was released for the day and continued until a little before 3:00 pm.



All traffic was being directed from Carmelita Avenue to Randolph Street in the eastbound and westbound directions. Maywood Avenue to the west is controlled by a traffic signal at Randolph Street on both sides of the tracks. Once PD started directing traffic, westbound traffic on Randolph Street started to stack up approaching Maywood Avenue since the green phase for the signal only allowed 4 or 5 vehicles to clear. If this was a chosen alternative,



then engineering would need to allot more green time and synchronize both signals in order to clear westbound queues in the afternoon.

While PD was directing traffic at Randolph Street and Carmelita Avenue a vehicle and pedestrian count was taken at the intersection of Carmelita Avenue and 61<sup>st</sup> Street. The most significant information was that during a 15-minute period from 2:30pm to 2:45pm 377 pedestrians crossed the intersection in all directions with 158 pedestrians crossing between 2:45pm and 3:00pm.

Time	Pedestrian Count December 16, 2015				
	North Leg	South Leg	East Leg	West Leg	Total Per Hour
2:15-2:30 PM	21	13	14	3	51
2:30-2:45 PM	156	27	99	95	377
2:45-3:00 PM	44	24	39	51	158
<b>Total</b>	<b>221</b>	<b>64</b>	<b>152</b>	<b>149</b>	<b>586</b>





Figure 4: Traffic Congestion Relief Test Conducted





Figure 5: AM Peak Conditions 7:00 am to 8:00 am

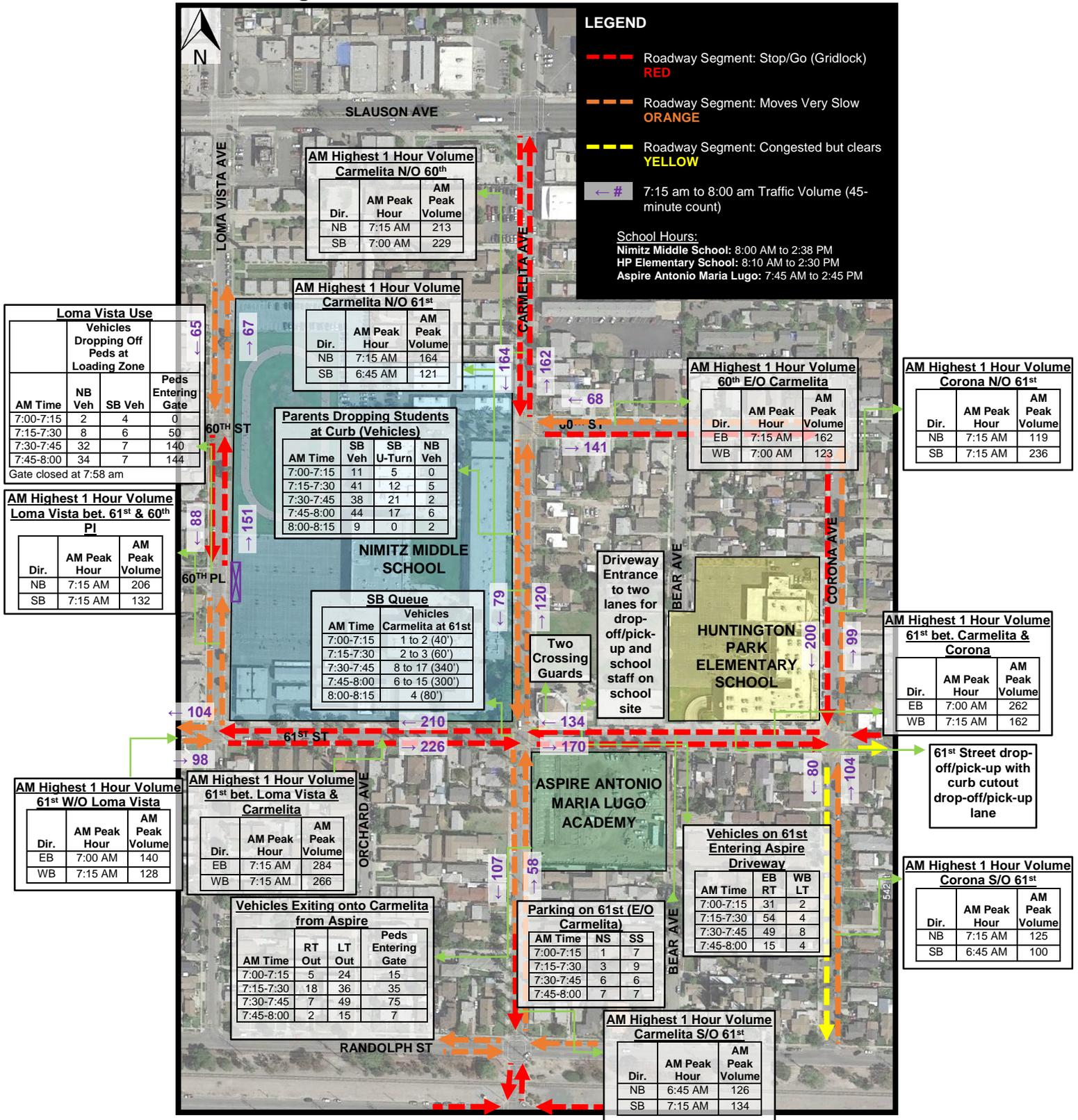
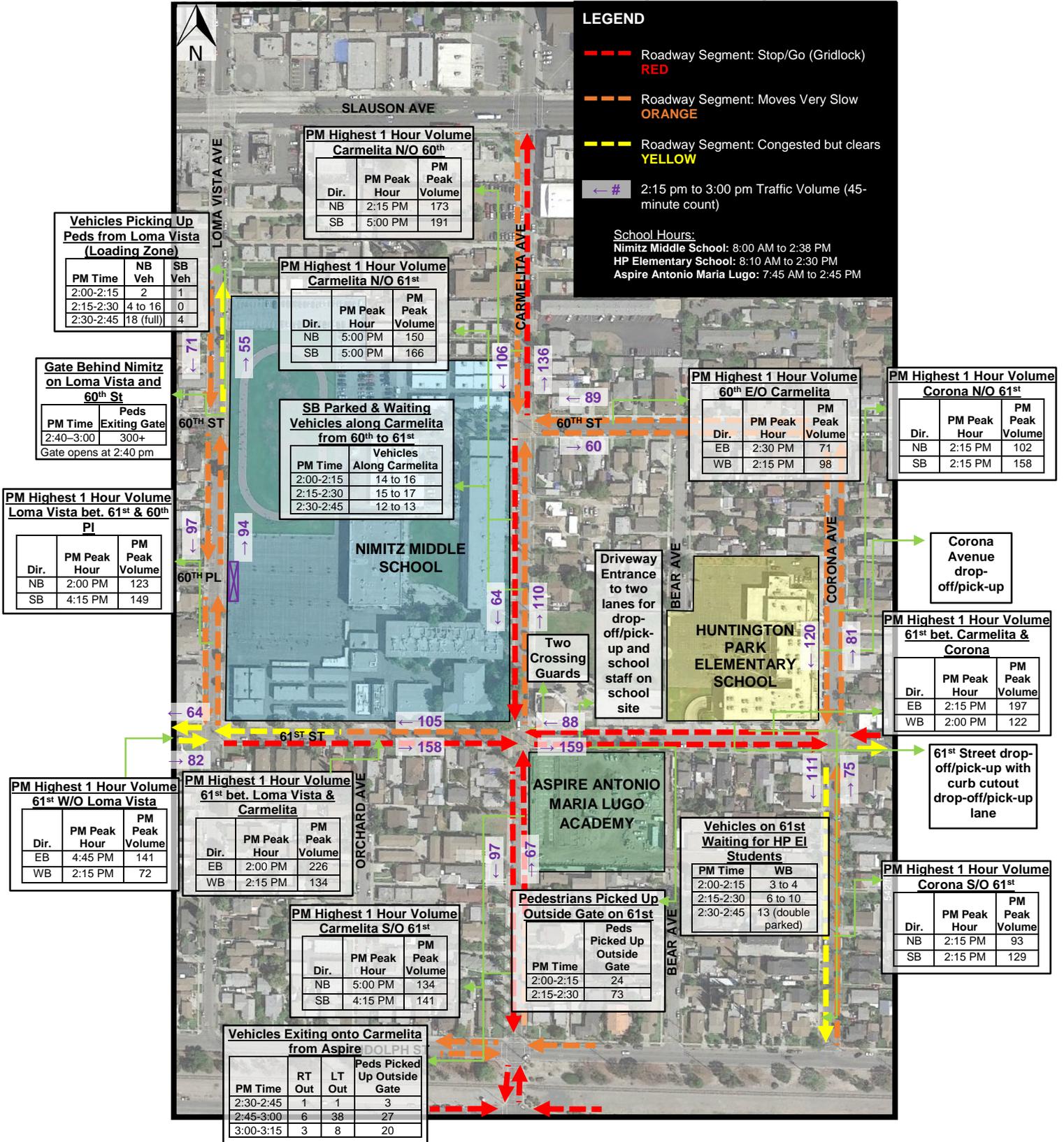




Figure 6: PM Peak Conditions 2:15 pm to 3:00 pm





**RECOMMENDATIONS:**

The following recommendations are the result of community outreach, background research, fieldwork, engineering judgement, and experience with safe routes to school programs and plans. After each step a Measure of Effectiveness should be taken to determine to what degree these efforts have succeeded and how responses might be modified to produce the intended results. Finding an effective solution that can be implemented will involve not only city resources and police but also will rely on the leadership and cooperation of school staff, teachers, students and parents.

Prior to implementing Step 1 of the Congestion Relief Plan, the results and recommendations should be presented to all of the Stakeholders. Any changes to circulation at each school, drop off pick up areas and changes in school hours will depend heavily on approvals from LAUSD, the Charter School District and local schools themselves.

Measures of Effectiveness:

- Fewer Vehicles Around Schools
- Improved Perception of Congestion Among Parents and Staff
- Reduced Time Spent by Parents Dropping off and Picking up Children
- Fewer Complaints Received by the Police Department and City Staff about Traffic
- Fewer Vehicle, Pedestrian Crashes Around the Schools
- Higher Percentage of Students Walking to School
- Fewer Traffic Violations Around Schools

**TRAFFIC CONGESTION RELIEF**

**STEP 1: (FIGURE 7)**

1. Stagger start/end times by 30 minutes
  - A. Aspire school change hours from 7:45am to 8:15am and from 2:45pm to 3:15pm.
2. Install red curb areas on 61<sup>st</sup> St between Carmelita Ave to Corona Ave
  - A. Red curb on south side of 61<sup>st</sup> St from Carmelita Ave to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61<sup>st</sup> St.
4. Aspire to allow the use of both lanes in their site for student drop-off/pick-up and install a crosswalk inside of drive aisles to allow students to safely cross with a school attendant.
5. Install painted “stand back lines” at crosswalk at Carmelita Avenue and 61<sup>st</sup> St to allow crossing guards to control the movement of pedestrians in the crosswalk. “crossing in groups” allowing vehicles to clear intersection.



6. Nimitz to encourage parents to drop off and pick up students on Loma Vista Ave. Nimitz to assign certain grades to drop-off/pick-up on Loma Vista-reducing traffic queues on Carmelita Ave.
7. Nimitz to encourage staff to exit parking lot on Loma Vista Ave instead of on Carmelita Ave.
8. Additional signage:
  - a. No U turns on Carmelita Ave, Loma Vista Ave, Corona Ave and 61<sup>st</sup> St
  - b. New pedestrian school signs around schools
  - c. Replace any signs that are non-reflective, faded or graffiti (Stop, school, speed limit signs)
9. Repaint all faded crosswalk markings with yellow ladder where appropriate.
10. Education of parents – all schools to provide brochures on the new circulation pattern and procedures of drop off and pick up at each of the three schools – as well as rules of pedestrian movement at crosswalks.
11. Remove the existing crosswalk from the south leg at the intersection of Carmelita Avenue and N. Randolph.
12. Provide training for School Crossing Guards – Police Department to work with crossing guards to minimize pedestrian “free for all” at the intersection and direct pedestrians in groups.
13. Added PD Enforcement around schools for parking and circulation.

### **STEP 2.1: (FIGURE 8)**

If step 1 fails to reduce congestion, and parking impacts then the additional following measures may be instituted:

1. Permanently close off Carmelita Avenue at Rail Road Tracks between N. And S. Randolph Street.
2. Install splitter island at Carmelita Ave and N. Randolph intersection so SB traffic on Carmelita Ave will be forced to make a right turn only movement, yielding to traffic on N. Randolph St. Traffic heading EB and WB on N Randolph St will be stop controlled.
3. Adjust green time at Maywood Ave and N. Randolph signals to allow for WB queues to clear.
4. Signal synchronization between signals at Maywood Ave and N. And S. Randolph St.

### **STEP 2.2: (FIGURE 9)**

OPTION:

1. Instead of restricting SB traffic to right turns only a roundabout would be installed at the intersection of Carmelita Ave and N Randolph St so traffic would have full movement.



### **STEP 2.3: (FIGURE 10)**

#### **OPTION:**

1. Instead of installing a splitter island or a roundabout to allow traffic coming southbound from Carmelita Ave to move continuously Carmelita Ave from Slauson Avenue to Randolph Avenue would be changed into a southbound one-way street with all-way stop at Randolph St and Carmelita Ave. (This recommendation would require additional environmental and traffic impact analysis)

### **STEP 2.3.1: (FIGURE 11)**

If step 2.3 fails to mitigate congestion, then the additional following measures may be instituted:

1. Assign a LAUSD police officer to direct traffic at the intersection of Carmelita Ave and N Randolph St during the am and pm peak hours clearing 5 to 6 vehicles in a queue in each direction. (this recommendation would require a commitment for funding of manpower at the intersection)



### Figure 7: Step 1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista

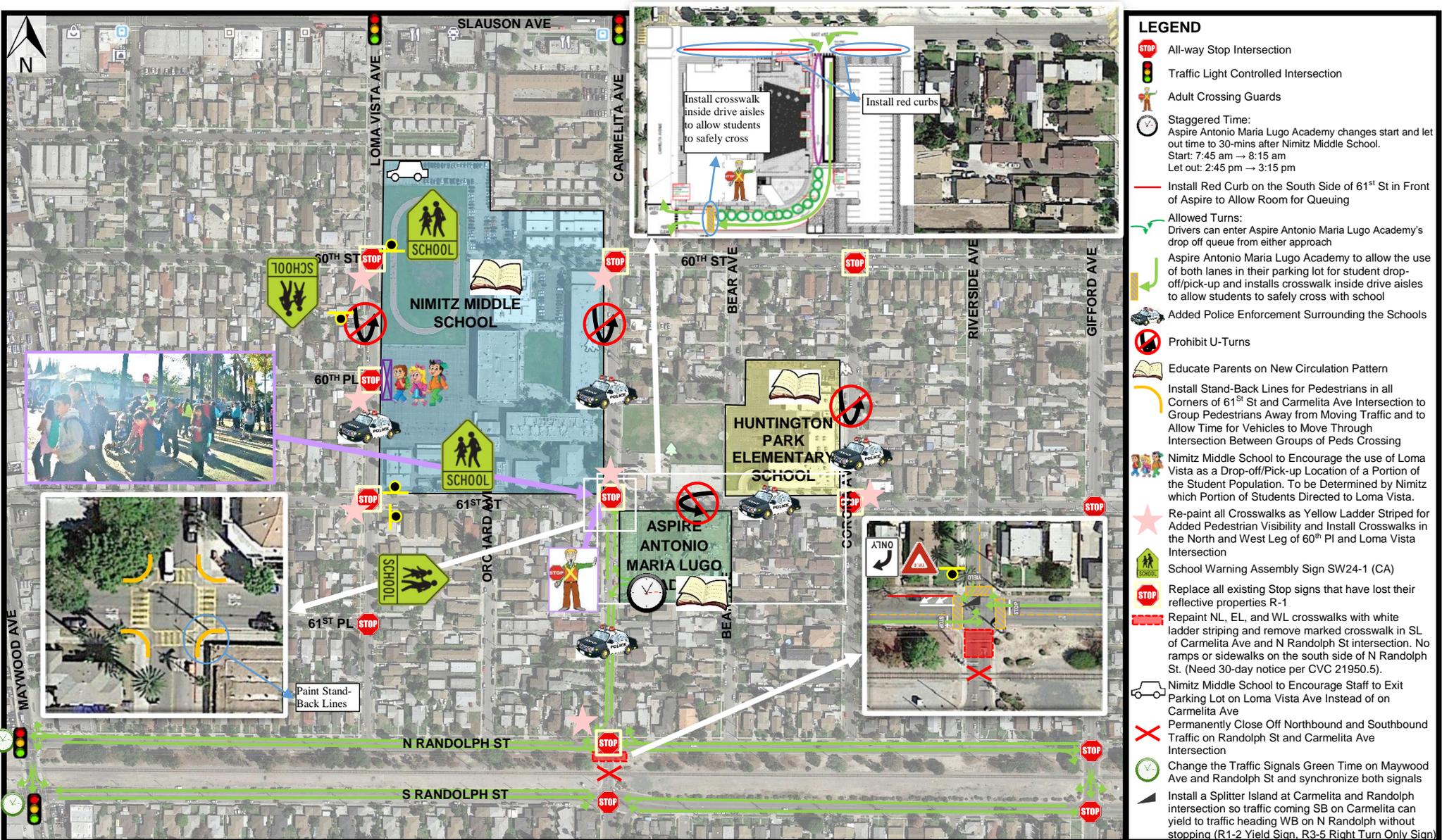


- LEGEND**
- All-way Stop Intersection
  - Traffic Light Controlled Intersection
  - Adult Crossing Guards
  - Staggered Time:  
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.  
Start: 7:45 am → 8:15 am  
Let out: 2:45 pm → 3:15 pm
  - Install Red Curb on the South Side of 61<sup>st</sup> St in Front of Aspire to Allow Room for Queuing
  - Allowed Turns:  
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
  - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
  - Added Police Enforcement Surrounding the Schools
  - Prohibit U-Turns
  - Educate Parents on New Circulation Pattern
  - Install Stand-Back Lines for Pedestrians in all Corners of 61<sup>st</sup> St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
  - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
  - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60<sup>th</sup> Pl and Loma Vista Intersection
  - School Warning Assembly Sign SW24-1 (CA)
  - Replace all existing Stop signs that have lost their reflective properties R-1
  - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
  - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave



**Figure 8: Step 2.1 Traffic Congestion Solution Diagram**

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Install a Splitter Island at Carmelita Ave and N Randolph St intersection)

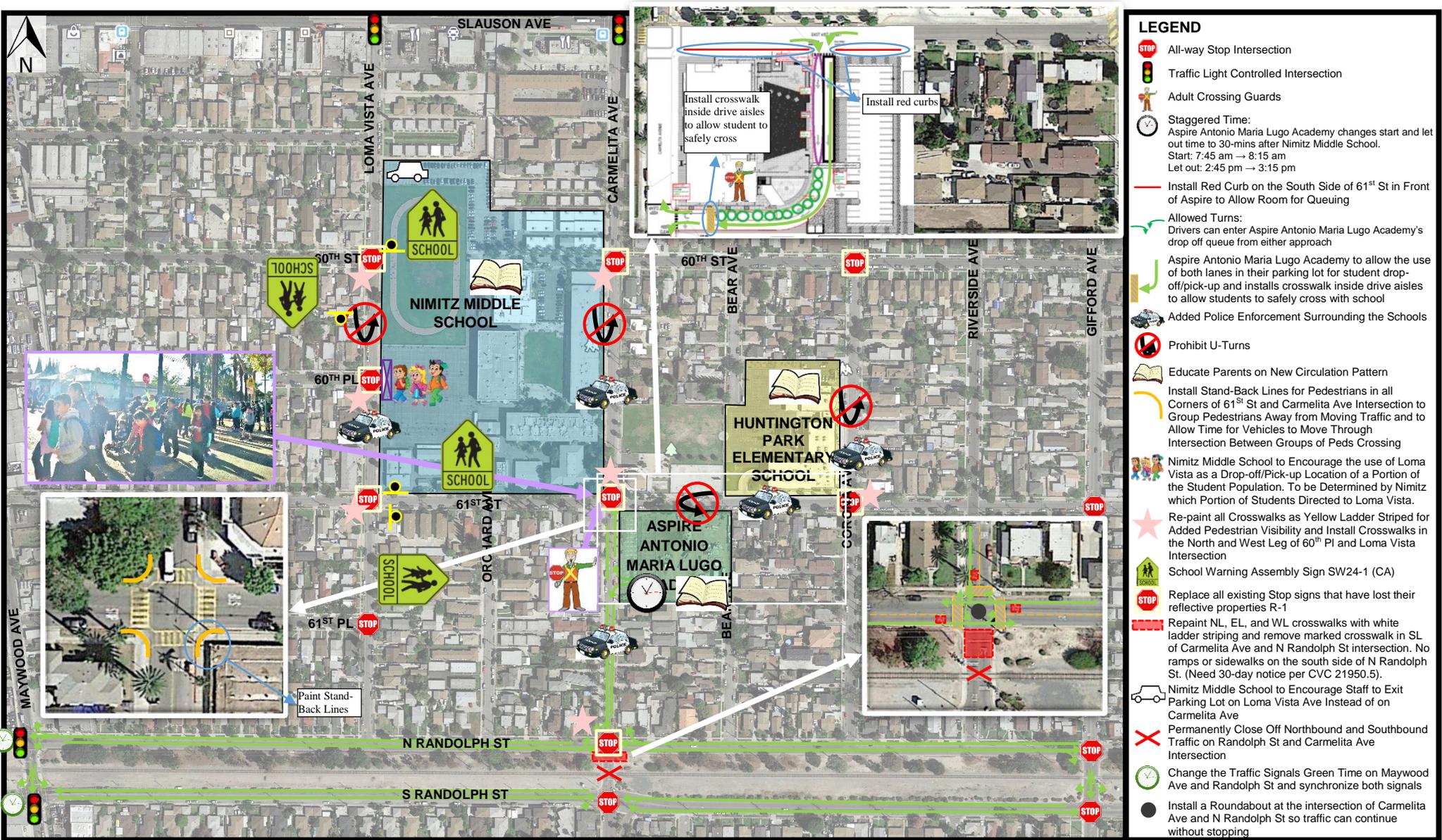


- LEGEND**
- All-way Stop Intersection
  - Traffic Light Controlled Intersection
  - Adult Crossing Guards
  - Staggered Time:  
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.  
Start: 7:45 am → 8:15 am  
Let out: 2:45 pm → 3:15 pm
  - Install Red Curb on the South Side of 61<sup>st</sup> St in Front of Aspire to Allow Room for Queuing
  - Allowed Turns:  
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
  - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
  - Added Police Enforcement Surrounding the Schools
  - Prohibit U-Turns
  - Educate Parents on New Circulation Pattern
  - Install Stand-Back Lines for Pedestrians in all Corners of 61<sup>st</sup> St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
  - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
  - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60<sup>th</sup> Pl and Loma Vista Intersection
  - School Warning Assembly Sign SW24-1 (CA)
  - Replace all existing Stop signs that have lost their reflective properties R-1
  - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
  - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
  - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
  - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
  - Install a Splitter Island at Carmelita and Randolph intersection so traffic coming SB on Carmelita can yield to traffic heading WB on N Randolph without stopping (R1-2 Yield Sign, R3-5 Right Turn Only Sign)



### Figure 9: Step 2.2 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Install a Roundabout at Carmelita Ave and N Randolph St intersection)

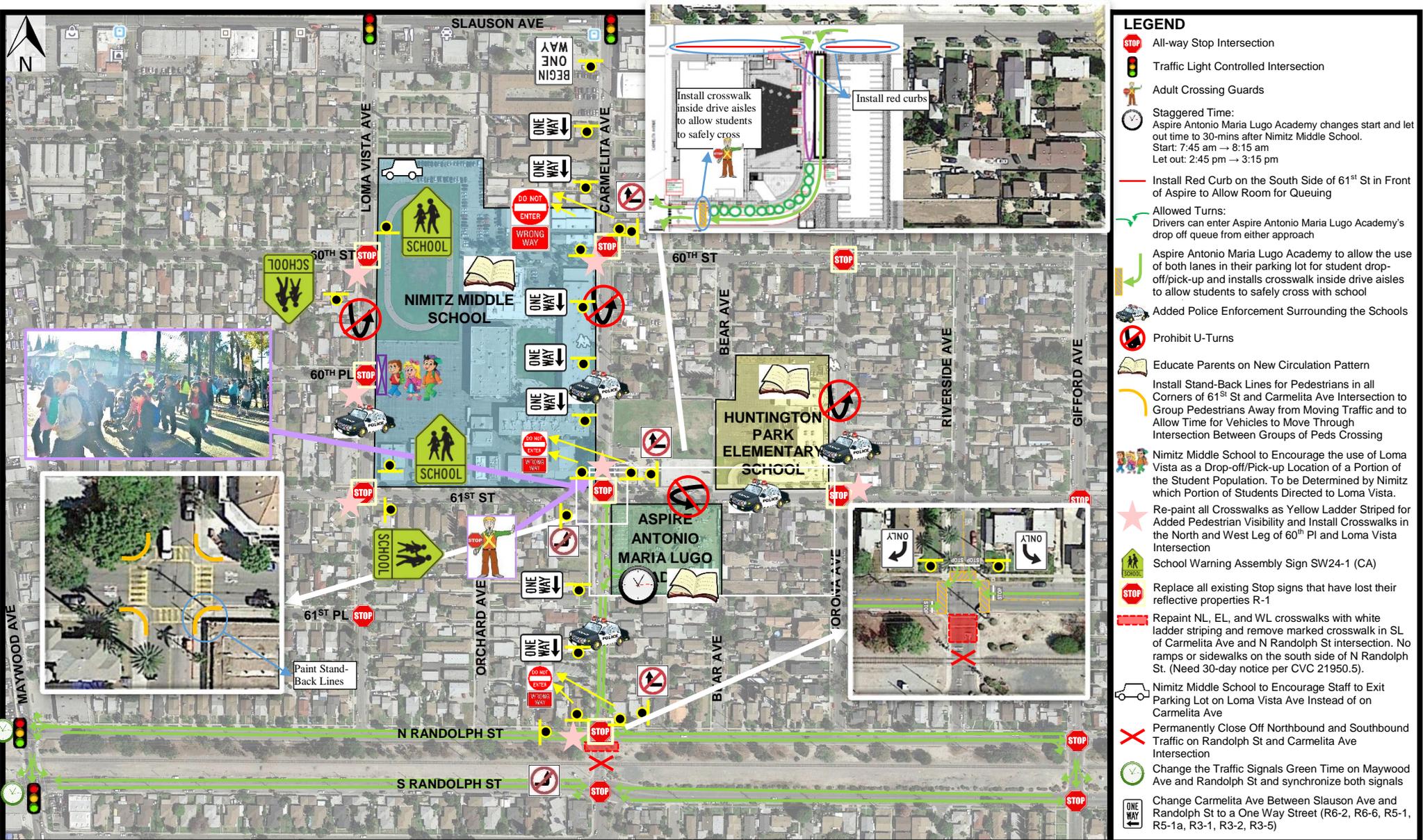


- LEGEND**
- All-way Stop Intersection
  - Traffic Light Controlled Intersection
  - Adult Crossing Guards
  - Staggered Time: Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School. Start: 7:45 am → 8:15 am Let out: 2:45 pm → 3:15 pm
  - Install Red Curb on the South Side of 61<sup>st</sup> St in Front of Aspire to Allow Room for Queuing
  - Allowed Turns: Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
  - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
  - Added Police Enforcement Surrounding the Schools
  - Prohibit U-Turns
  - Educate Parents on New Circulation Pattern
  - Install Stand-Back Lines for Pedestrians in all Corners of 61<sup>st</sup> St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
  - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
  - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60<sup>th</sup> Pl and Loma Vista Intersection
  - School Warning Assembly Sign SW24-1 (CA)
  - Replace all existing Stop signs that have lost their reflective properties R-1
  - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
  - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
  - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
  - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
  - Install a Roundabout at the intersection of Carmelita Ave and N Randolph St so traffic can continue without stopping



**Figure 10: Step 2.3 Traffic Congestion Solution Diagram**

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista Ave, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Change Carmelita Ave to a One-way Street)

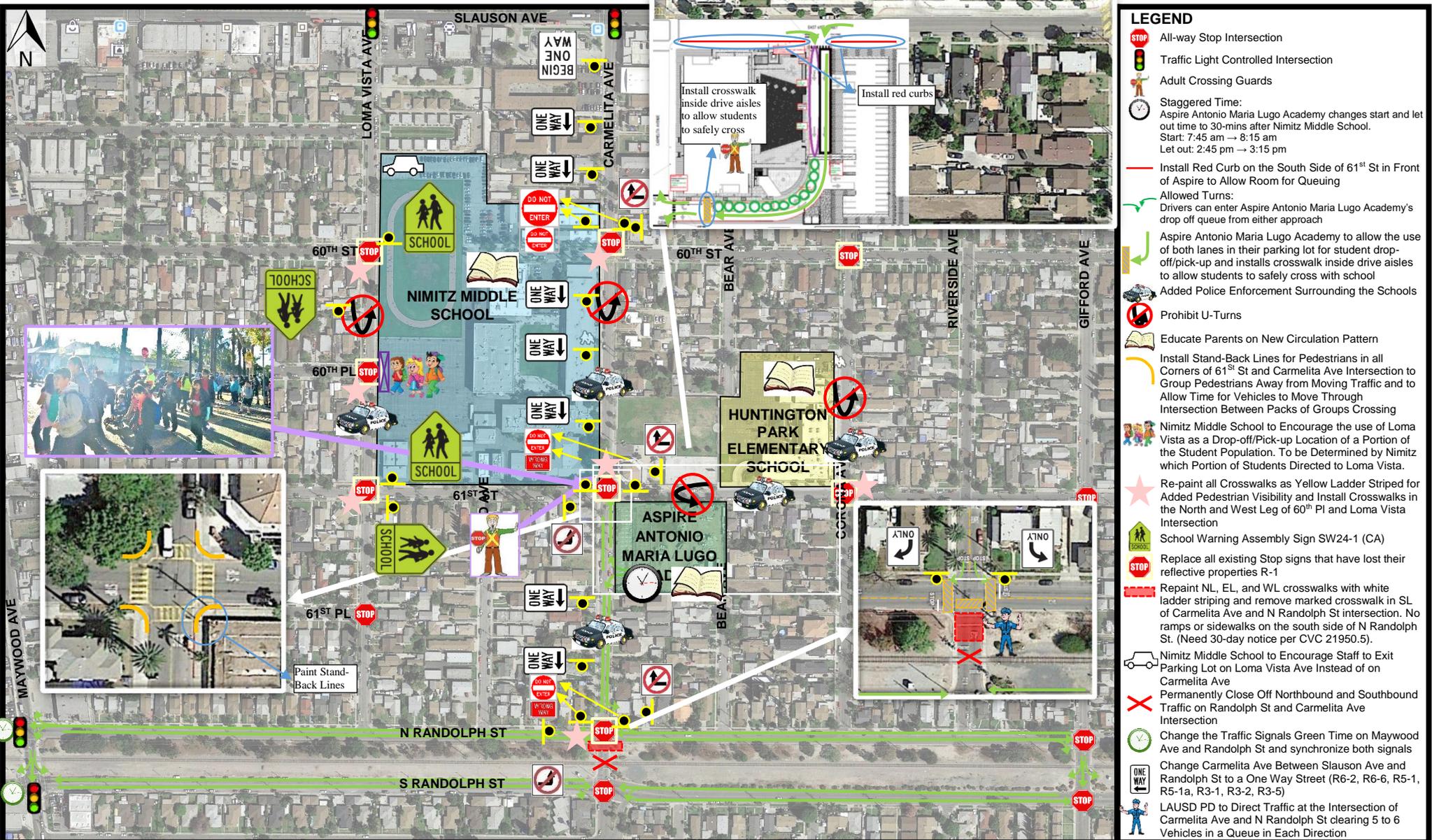


- LEGEND**
- All-way Stop Intersection
  - Traffic Light Controlled Intersection
  - Adult Crossing Guards
  - Staggered Time:  
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.  
Start: 7:45 am → 8:15 am  
Let out: 2:45 pm → 3:15 pm
  - Install Red Curb on the South Side of 61<sup>st</sup> St in Front of Aspire to Allow Room for Queuing
  - Allowed Turns:  
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
  - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
  - Added Police Enforcement Surrounding the Schools
  - Prohibit U-Turns
  - Educate Parents on New Circulation Pattern
  - Install Stand-Back Lines for Pedestrians in all Corners of 61<sup>st</sup> St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
  - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
  - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60<sup>th</sup> Pl and Loma Vista Intersection
  - School Warning Assembly Sign SW24-1 (CA)
  - Replace all existing Stop signs that have lost their reflective properties R-1
  - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
  - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
  - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
  - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
  - Change Carmelita Ave Between Slauson Ave and Randolph St to a One Way Street (R6-2, R6-6, R5-1, R5-1a, R3-1, R3-2, R3-5)



### Figure 11: Step 2.3.1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista Ave, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Change Carmelita Ave to a One-way Street, Assign a LAUSD PD to Direct Traffic at the Intersection of Carmelita Ave and N Randolph St)



- LEGEND**
- All-way Stop Intersection
  - Traffic Light Controlled Intersection
  - Adult Crossing Guards
  - Staggered Time:  
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.  
Start: 7:45 am → 8:15 am  
Let out: 2:45 pm → 3:15 pm
  - Install Red Curb on the South Side of 61<sup>st</sup> St in Front of Aspire to Allow Room for Queuing
  - Allowed Turns:  
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
  - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
  - Added Police Enforcement Surrounding the Schools
  - Prohibit U-Turns
  - Educate Parents on New Circulation Pattern
  - Install Stand-Back Lines for Pedestrians in all Corners of 61<sup>st</sup> St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Packs of Groups Crossing
  - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
  - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60<sup>th</sup> Pl and Loma Vista Intersection
  - School Warning Assembly Sign SW24-1 (CA)
  - Replace all existing Stop signs that have lost their reflective properties R-1
  - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
  - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
  - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
  - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
  - Change Carmelita Ave Between Slauson Ave and Randolph St to a One Way Street (R6-2, R6-6, R5-1, R5-1a, R3-1, R3-2, R3-5)
  - LAUSD PD to Direct Traffic at the Intersection of Carmelita Ave and N Randolph St clearing 5 to 6 Vehicles in a Queue in Each Direction



### **RECOMMENDATIONS:**

The following recommendations are the result of community outreach, background research, fieldwork, engineering judgement, and experience with safe routes to school programs and plans. After each step a Measure of Effectiveness should be taken to determine to what degree these efforts have succeeded and how responses might be modified to produce the intended results. Finding an effective solution that can be implemented will involve not only city resources and police but also will rely on the leadership and cooperation of school staff, teachers, students and parents.

Prior to implementing Step 1 of the Congestion Relief Plan, the results and recommendations should be presented to all of the Stakeholders. Any changes to circulation at each school, drop off pick up areas and changes in school hours will depend heavily on approvals from LAUSD, the Charter School District and local schools themselves.

#### Measures of Effectiveness:

- Fewer Vehicles Around Schools
- Improved Perception of Congestion Among Parents and Staff
- Reduced Time Spent by Parents Dropping off and Picking up Children
- Fewer Complaints Received by the Police Department and City Staff about Traffic
- Fewer Vehicle, Pedestrian Crashes Around the Schools
- Higher Percentage of Students Walking to School
- Fewer Traffic Violations Around Schools

### **TRAFFIC CONGESTION RELIEF**

#### **STEP 1: (FIGURE 7)**

1. Stagger start/end times by 30 minutes
  - A. Aspire school change hours from 7:45am to 8:45am and from 2:45pm to 3:45pm.
2. Install white curb areas on 61<sup>st</sup> St between Carmelita Ave to Corona Ave and “No Stopping” from 7:30 am to 9:00 am and 2:00 pm to 4:00 pm on School Days Signage R30F(CA)
  - A. White curb on south side of 61<sup>st</sup> St from Carmelita Ave to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61<sup>st</sup> St.
4. Aspire to allow the use of both lanes in their site for student drop-off/pick-up and install a crosswalk inside of drive aisles to allow students to safely cross with a school attendant.



5. Install painted “stand back lines” at crosswalk at Carmelita Avenue and 61<sup>st</sup> St to allow crossing guards to control the movement of pedestrians in the crosswalk. “crossing in groups” allowing vehicles to clear intersection.
6. Nimitz to encourage parents to drop off and pick up students on Loma Vista Ave. Nimitz to assign certain grades to drop-off/pick-up on Loma Vista-reducing traffic queues on Carmelita Ave.
7. Nimitz to encourage staff to exit parking lot on Loma Vista Ave instead of on Carmelita Ave.
8. Schools to encourage staff to park in school lot instead of out on the streets.
9. Additional signage:
  - a. No U turns on Carmelita Ave, Loma Vista Ave, Corona Ave and 61<sup>st</sup> St
  - b. New pedestrian school signs around schools
  - c. Replace any signs that are non-reflective, faded or graffiti (Stop, school, speed limit signs)
10. Repaint all faded crosswalk markings with yellow ladder where appropriate.
11. Education of parents – all schools to provide brochures on the new circulation pattern and procedures of drop off and pick up at each of the three schools – as well as rules of pedestrian movement at crosswalks.
12. Remove the existing crosswalk from the south leg at the intersection of Carmelita Avenue and N. Randolph.
13. Provide training for School Crossing Guards – Police Department to work with crossing guards to minimize pedestrian “free for all” at the intersection and direct pedestrians in groups.
14. Added PD Enforcement around schools for parking and circulation.



### Figure 7: Step 1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista



**SANTEC MEMO DATED MARCH 2016**

**EXHIBIT E**

**CASE NO.** 2014-01A CUP/DP

March 2016

## **Aspire Antonio Maria Lugo Academy Updated Circulation Plan (March 18, 2016)**

A Drop-Off/Pick-Up and Parking Circulation plan was created for the school prior to opening. However, during the operation of the school there are some improvements currently recommended and some off-site traffic issues. Stantec staff visited the site in February 2016 to observe operation conditions and observe traffic flow. Updated recommendations are outlined below.

The current access road remains unchanged. The road is one-way only with the entrance on E 61st Street and an exit on Carmelita Avenue providing two lanes.

The original recommendation was for the entering driveway to be a right-turn only access, requiring drivers to approach from the west and the City required placement of cones to narrow the access point to one lane off of 61<sup>st</sup> Street. However, this caused undue congestion at the intersection of Carmelita Avenue and 61<sup>st</sup> Street. Therefore, the school should allow vehicles to approach from both the east and west, making both left and right turns into the access roadway. The school made modifications to address the congestion and removed the cones to widen the entrance to the drop-off zone to two lanes. This allowed vehicles to enter the site from both directions and reduced the congestion leading up to the access road entrance. It is now recommended that the City remove Mitigation measure No. 5 requiring the coning off of the ingress access driveway to allow full use of both lanes.

It was also recommended that student drop-off and pickup occur only in the right lane, to avoid students walking between cars to the left lane. The school is now allowing drop-off and pick-up in both lanes, with students accompanied by staff members to make sure they are crossing to their vehicles safely. This has caused the on-site operations to run very efficiently and has removed the back-up onto 61<sup>st</sup> Street. The queue for pick up never exceeded the capacity on-site during the afternoon pick up period. While the queue did extend to the end of the driveway, it did not spill onto 61<sup>st</sup> Street, as shown in Figure 1.



March 2016

Parking is allowed along 61<sup>st</sup> Street, and was not observed to be over capacity. Allowing parents to parking along 61<sup>st</sup> Street is recommended, to make sure that a back-up does not occur out of the site.

Although on-site operations are very efficient, there is heavy congestion during school hours in the immediate area. This is due to traffic from three schools all within close proximity, the Aspire School, Huntington Park Elementary School on the northwest corner of Corona Avenue and 61<sup>st</sup> Street and Nimitz Middle School on the northwest corner of Carmelita Avenue and 61<sup>st</sup> Street. The schools have similar start and end times and therefore traffic in the area is heavy during these time periods.

The area with the most congestion is the intersection of Carmelita Avenue and 61<sup>st</sup> Street. The cause of the congestion was heavy pedestrian volumes, and the inability of motor vehicles to pass through the intersection due to the crossing pedestrians, as shown in Figure 2. Most of the pedestrians appeared to be from the Nimitz Middle school located on the northwest corner of the intersection. The crossing guards were having a difficult time controlling the heavy flow of both traffic and pedestrians. Additional training for the crossing guards is recommended. Pedestrian counts were taken by the City at this location, and the southern leg of the crosswalk was the least heavily used. Congestion can also be improved by removing this southern crosswalk, and adding "Crossing Prohibited – Use North Side" signs, if crossing guard training does not achieve the desired results.



The original recommendations also suggested that parents turn left onto Carmelita Avenue when exiting the access road to lessen congestion at 61<sup>st</sup> Street. Although there was some congestion along 61<sup>st</sup> Street south of Carmelita Avenue and the Aspire school, this is still recommended as the best route for exiting the school.

We feel that the current conditions on the school are adequate, and no additional improvements are necessary.

**MITIGATION MEASURE  
AND  
CONDITIONS OF APPROVAL  
STATUS TABLE**

**EXHIBIT F**

**CASE NO.** 2014-01A CUP/DP

<u>Mitigation Measure</u>	<u>Status</u>	<u>Modifications</u>	<u>Comments</u>
<p><b>Mitigation Measure No. 1:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Trip reduction plan that maintains less than 1,050 inbound trips per day for the school.</li> <li><input type="checkbox"/> An annual vehicle count.</li> <li><input type="checkbox"/> Should the threshold change, the applicant must provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.</li> </ul>	Completed	None Proposed	Continue to request information on an annual basis.
<p><b>Mitigation Measure No. 2:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.</li> </ul>	Completed	None Proposed	Measure was required for construction of the site
<p><b>Mitigation Measure No. 3:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A noise shield shall be installed, to reduce noise levels.</li> </ul>	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure. Noise generated from vehicles was proposed to be mitigated by shields; however, since no structure is proposed, this measure is recommended for removal
<p><b>Mitigation Measure No. 4:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Small bulldozers only shall operate within 56 feet of the nearest residential structure.</li> </ul>	Completed	None Proposed	Measure was required for construction of the site

<u>Mitigation Measure</u>	<u>Status</u>	<u>Modifications</u>	<u>Comments</u>
<p><b>Mitigation Measure No. 5:</b></p> <ul style="list-style-type: none"> <li>• Cone-off the ingress access driveway to one lane from E. 61st Street during peak times.</li> <li>• During off-peak periods both lanes can be accessed from E. 61st Street.</li> </ul>	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure; however, since no structure is proposed, this measure is recommended for removal
<p><b>Mitigation Measure No. 6:</b></p> <ul style="list-style-type: none"> <li>• Close the cross-walk over the on-site access road to pedestrians during peak school periods.</li> <li>• An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.</li> </ul>	Completed	None Proposed	The applicant has provided crossing guards.
<p><b>Mitigation Measure No. 7:</b></p> <ul style="list-style-type: none"> <li>• Prohibit drop-off/pick-up in the parking structure.</li> <li>• Prohibit drop-off/pick-up from the circulation lane.</li> </ul>	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure; however, since no structure is proposed, this measure is recommended for removal
<p><b>Mitigation Measure No. 8:</b></p> <ul style="list-style-type: none"> <li>• The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff .</li> </ul>	Pending	None proposed	Applicant shall submit the parking and circulation within 30 days of modification approval.

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b><u>Project Design</u></b></p> <p><b>9)</b> A recreation area with playground equipment or other recreational facilities and equipment.</p>	Completed	None proposed	
<p><b>10)</b> Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access.</p>	Completed	None proposed	
<p><b>11)</b>Following measures</p> <p>a. A minimum of seven before- and after-school monitors at the intersection of Carmelita Ave and 61st St</p> <p>b. Pathways for crossings</p> <p>c. Any graffiti, shall be diligently removed.</p>	Pending	None proposed	<p>It is recommended that these conditions remain in place.</p> <p>11a. Shall be required at the start of the next school year.</p> <p>11.b. Shall be completed within 30 days of modification approval.</p> <p>11.c. On-going condition.</p>
<p><b>12)</b>That the property owner shall grant the right of entry to remove graffiti from structures.</p>	On-going	None proposed	On-going condition that is required when graffiti occurs on the subject site.
<p><b>13)</b>That the property comply with the City's Standards for Exterior Colors.</p>	Completed	None proposed	
<p><b>14)</b>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.</p>	Completed	None proposed	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>15)</b>That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.</p>	<p>Completed</p>	<p>Add second sentence requiring a block wall 30-inches in height along the front and street side yard setbacks of the southerly and easterly property lines.</p>	<p>Applicant has initiated and completed this requirement in anticipation of required condition of approval.</p>
<p><b><u>Aesthetics</u></b></p> <p><b>16)</b>Building materials shall not be reflective or produce meaningful amounts of glare.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>17)</b> Construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>18)</b>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.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>19)</b> That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup> Street and Carmelita Avenue. A landscape plan designed by a Registered Landscape Architect.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>20)</b> That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue.</p>	<p>Completed</p>	<p>None proposed</p>	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>21)</b>That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>22)</b>That all existing and/or proposed mechanical equipment and appurtenances, be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Shall be of compatible design.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>23)</b>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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>24)</b> That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b><u>Noise</u></b>  <b>25)</b>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.</p>	<p>On-going</p>	<p>None proposed</p>	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>26)</b>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.</p>	<p>Completed</p>	<p>None proposed</p>	
<p><b>27)</b>Noise generated by the proposed project shall be in compliance with the noise limitations of Huntington Park's Municipal Code.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b><u>Traffic and Circulation</u></b>  <b>28)</b>That the City may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion. 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.</p>	<p>On-going</p>	<p>Request that staggered start and end times be implanted per the recommended Traffic Congestion Management Plan.</p>	<p>Staggered start and end times shall be implemented at the start of the upcoming school year.</p>
<p><b>29)</b>That the vehicle circulation areas and parking structure be paved and striped.</p>	<p>Pending</p>	<p>Remove "parking structure" reference only.</p>	<p>Parking structure language not required if parking structure is not built.</p>
<p><b>30)</b>That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code.</p>	<p>Completed</p>	<p>None proposed</p>	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>33)</b> The project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City.</p>	Completed	None proposed	
<p><b>34)</b> 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 Carmelita Avenue.</p>	Completed	None proposed	
<p><b>35)</b> 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:</p> <ul style="list-style-type: none"> <li>a. Assigned parking spaces for staff</li> <li>b. Written traffic and parking policy for distribution to staff and parents</li> <li>c. Traffic and parking monitors</li> <li>d. Signage</li> <li>e. An event parking plan</li> <li>f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.</li> </ul>	Pending	None proposed	Applicant shall submit a Parking Plan for review within 30 days of modification approval. Parking plans shall also satisfy the proposed Traffic Congestion Relief Plan.
<p><b><u>General Conditions</u></b></p> <p><b>36)</b> 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, 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.</p>	On-going	None proposed	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>37)</b>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.</p>	Completed	None proposed	
<p><b>38)</b>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.</p>	Completed	None proposed	
<p><b>39)</b>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 .</p>	Pending	Remove the requirement to build 2 enclosures. Only one enclosure will be required for the site.	The existing trash enclosure is adequate for the existing school. No additional trash enclosures shall be required.
<p><b>40)</b> That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6).</p>	Completed	None proposed	
<p><b>41)</b>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.</p>	Completed	None proposed	
<p><b>42)</b>That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.</p>	Completed	None proposed	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Status</u>
<p><b>43)</b> That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:</p> <ul style="list-style-type: none"> <li>a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and</li> <li>b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.</li> <li>c. Install all new driveways per City Engineer's requirements; and</li> </ul>	Completed	None proposed	
<p><b>44)</b> 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.</p>	Completed	None proposed	
<p><b>45)</b> That the applicant comply with the requirements of County Sanitation District of Los Angeles.</p>	Completed	None proposed	
<p><b>46)</b> 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.</p>	Completed	None proposed	

<u>Conditions of Approval</u>	<u>Compliance</u>	<u>Modification</u>	<u>Status</u>
<p><b>47)</b> 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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>48)</b> 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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>49)</b> 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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>50)</b> That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>51)</b> 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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>52)</b> That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.</p>	<p>On-going</p>	<p>None proposed</p>	

<b><u>Conditions of Approval</u></b>	<b><u>Status</u></b>	<b><u>Modification</u></b>	<b><u>Comments</u></b>
<p><b>53)</b> 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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>54)</b>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.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>55)</b>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.</p>	<p>Pending</p>	<p>None proposed</p>	<p>Applicant shall submit requested information as soon as possible.</p>
<p><b>56)</b>School enrollment shall not exceed 400 students.</p>	<p>On-going</p>	<p>None proposed</p>	
<p><b>57)</b>The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.</p>	<p>On-going</p>	<p>None proposed</p>	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p><b>58)</b>That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy.</p>	<p>Pending</p>	<p>Remove the condition</p>	<p>Removal of this condition in its entirety is proposed due to the fact that the density bonus was only required as a result of the proposed apartments.</p>
<p><b>59)</b>That the applicant and property owner agree in writing to the above conditions.</p>	<p>Completed</p>	<p>None proposed</p>	

**SITE PLANS**

**EXHIBIT G**

**CASE NO.** 2014-01A CUP/DP

APPLICANT:  
 ASPERRE PUBLIC SCHOOLS  
 10000 WILSON AVENUE  
 DOWNEY, CA 90240

CONTACT:  
 SARKIS/VOYCHY  
 ARCHITECTURE  
 10000 WILSON AVENUE  
 DOWNEY, CA 90240

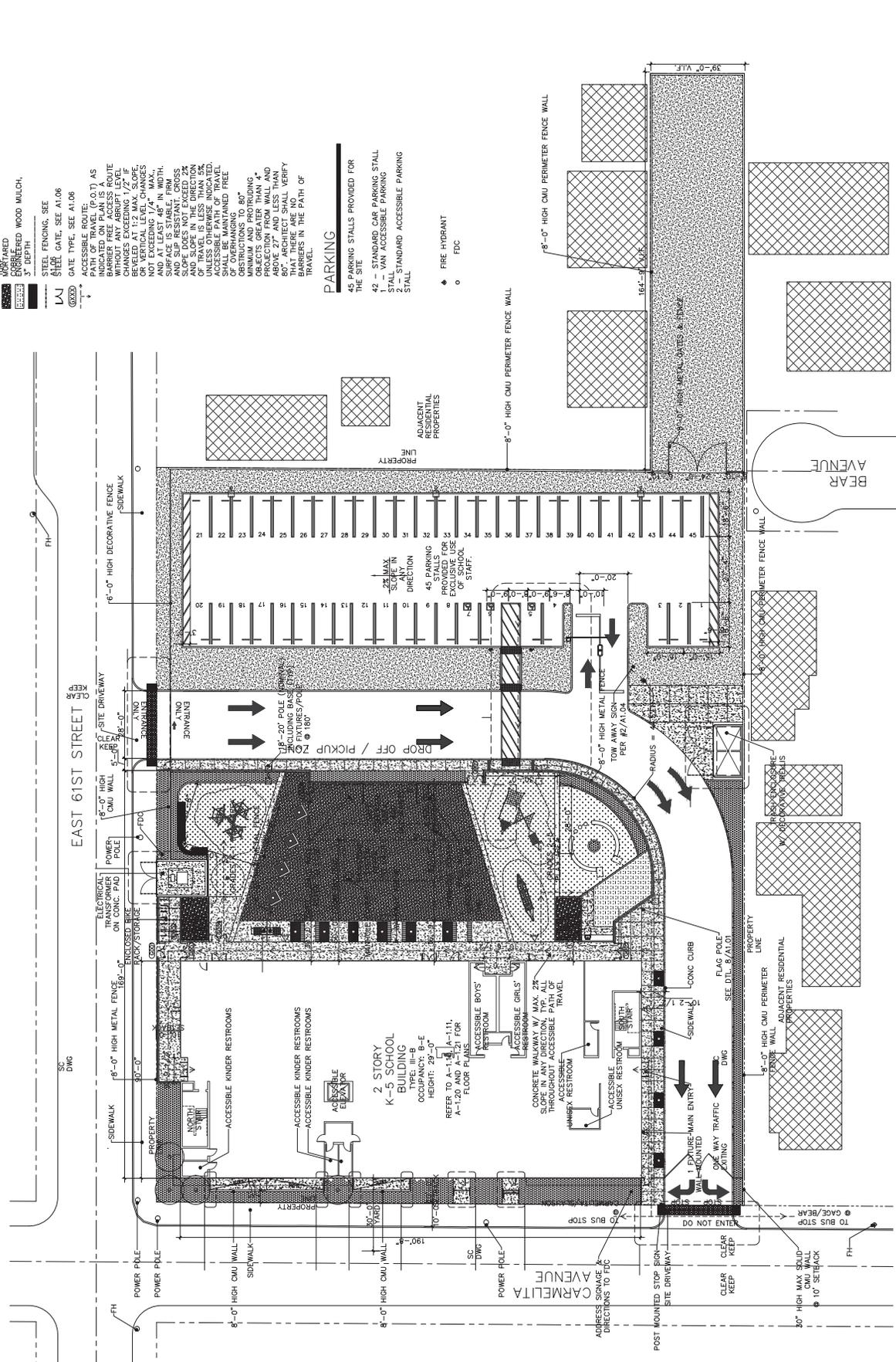
**SITE PLAN LEGEND**

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- PERMEABLE SYNTHETIC TURF
- PERMEABLE ASPHALT
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE ACCESSIBLE ROUTE
- STEEL GATE, SEE A1.06
- ACCESSIBLE ROUTE:
- PATH OF TRAVEL (P.O.T) AS BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES OR VERTICAL LEVEL CHANGES BEYOND 1:12 MAX. SLOPE AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND DOES NOT EXCEED 2% SLOPE IN THE DIRECTION OF TRAVEL. UNLESS OTHERWISE INDICATED, ACCESSIBLE PATH OF TRAVEL OF OVERHANGING FREE OBSTRUCTIONS TO 80" ABOVE FINISH FLOOR FINISH OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" ABOVE FINISH FLOOR AND ACCESS THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

**PARKING**

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

- ◆ FIRE HYDRANT
- FDC



1 2

SITE PLAN  
 SCALE: 1/4" = 1'-0"

**NAC**  
 ARCHITECTURE  
 nacarchitecture.com  
 187 SPRING STREET | THIRD FLOOR  
 LOS ANGELES, CA 90012  
 P: 323.475.8075

NAC NO 101 1608  
 DRAWN  
 CHECKED  
 DATE: DECEMBER 22, 2015  
 PROJECT:  
 ASPERRE PUBLIC SCHOOLS  
 10000 WILSON AVENUE  
 DOWNEY, CA 90240

**EXISTING**  
 A1.00  
 SITE PLAN

**APPLICANT:**  
 ASPRIN PUBLIC SCHOOLS  
 100 W. 10th St., Suite 100  
 Denver, CO 80202

**CONTACT:**  
 CAROLYN CHOY  
 ASPIRE PUBLIC SCHOOLS  
 100 W. 10th St., Suite 100  
 Denver, CO 80202

**SITE PLAN LEGEND**

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- PERMEABLE SYNTHETIC TURF
- PERMEABLE ASPHALT
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE ACCESSIBLE ROUTE
- STEEL GATE, SEE A1.06
- ACCESSIBLE ROUTE:
- PATH OF TRAVEL (P.O.T) AS BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES OR VERTICAL SLOPE CHANGES BEYOND 1:12 MAX. SLOPE OR VERTICAL LEVEL CHANGES BEYOND 1:48" IN WIDTH AND AT LEAST 48" IN WIDTH SURFACE IS STABLE, FIRM AND DOES NOT EXCEED 2% SLOPE IN THE DIRECTION OF TRAVEL. UNLESS OTHERWISE INDICATED, ACCESSIBLE PATH OF TRAVEL OF OVERHANGING FREE OBSTRUCTIONS TO 80" ABOVE FINISH FLOOR FINISH OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE ACCESSIBLE PATH OF TRAVEL SHALL BE REMOVED OR BARRIERS IN THE PATH OF TRAVEL.
- 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

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

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

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

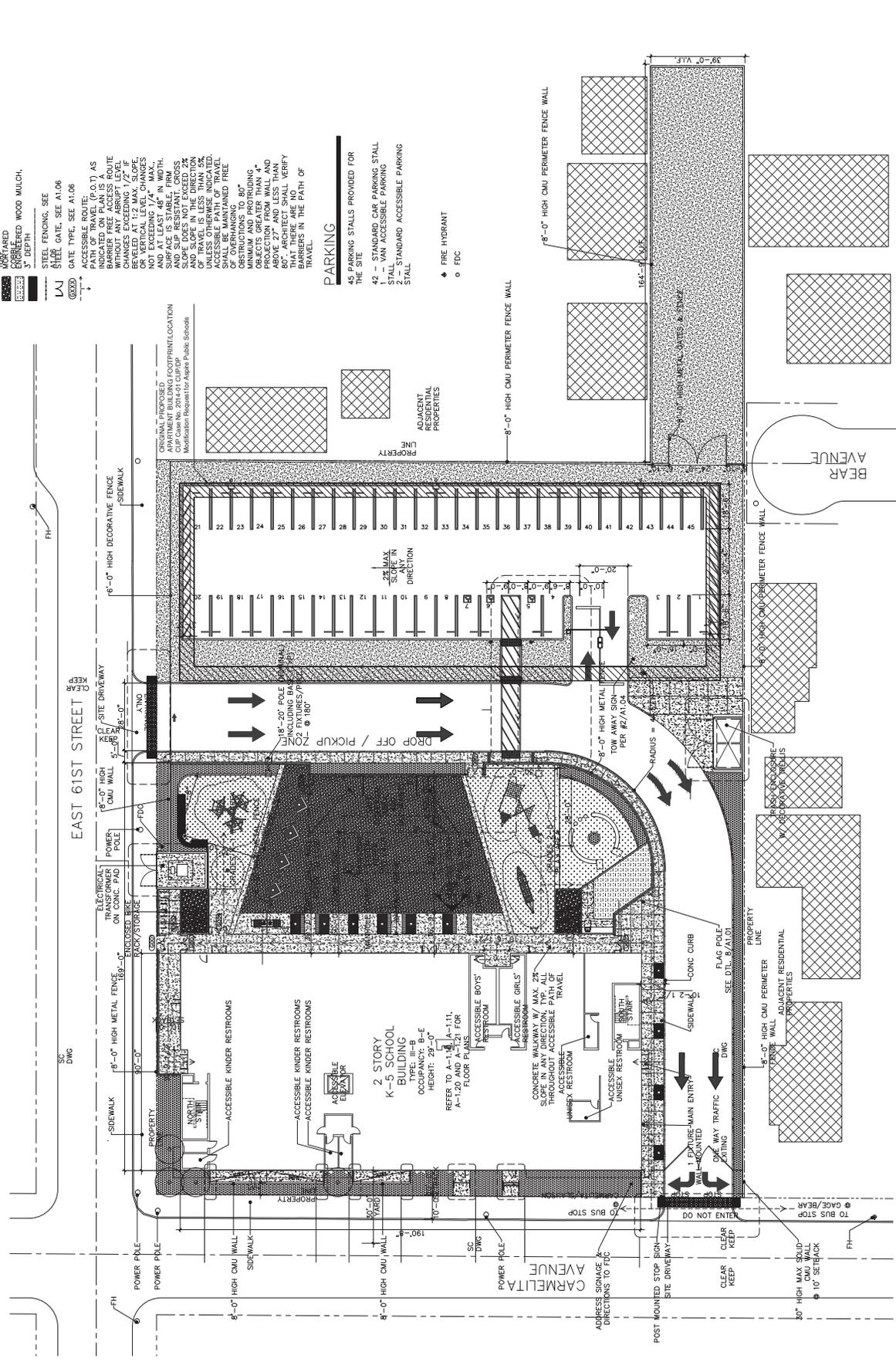
**PARKING**  
 45 PARKING STALLS PROVIDED FOR THE SITE  
 42 - STANDARD CAR PARKING STALL  
 1 - VAN ACCESSIBLE PARKING STALL  
 2 - STANDARD ACCESSIBLE PARKING STALL

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

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

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

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



**SITE PLAN**  
 SCALE: 1/4" = 1'-0"

**NAC ARCHITECTURE**  
 nacarchitecture.com  
 837 SPRING STREET | THIRD FLOOR  
 LOS ANGELES, CA 90012  
 P: 323.475.8075

NAC 101 101 1008  
 DRAWN  
 CHECKED  
 DATE: DECEMBER 22, 2015

PROJECT:  
 2015-01-01-01-01  
 100 W. 10th St. | WEST  
 100 W. 10th St. | WEST  
 100 W. 10th St. | WEST

**AS APPROVED**  
 A1.00 A  
 SITE PLAN

# FLOOR PLANS

**EXHIBIT H**

**CASE NO.** 2014-01A CUP/DP

APPLICANT:  
 ASPRE PUBLIC SCHOOLS  
 1000 S. GARDEN AVENUE  
 CHANAHAN, CA 94505  
 916.354.3605

CONTACT:  
 CHRIS NUNO  
 ASPRE PUBLIC SCHOOLS  
 1000 S. GARDEN AVENUE, CHANAHAN, CA 94505

**NAC**  
 ARCHITECTURE  
 nacarchitecture.com  
 897 SPRING STREET | THIRD FLOOR  
 LOS ANGELES, CA 90012  
 P: 213.475.8072

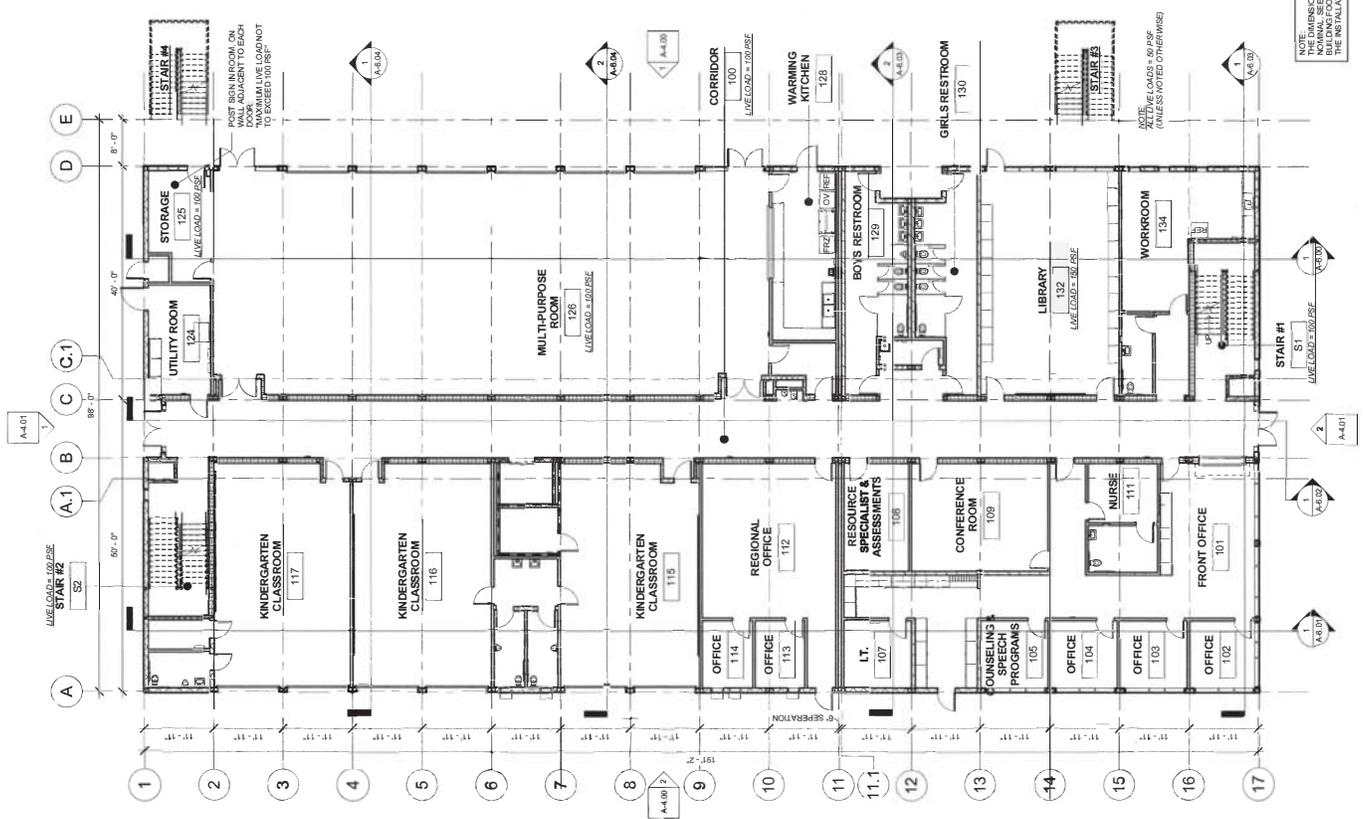
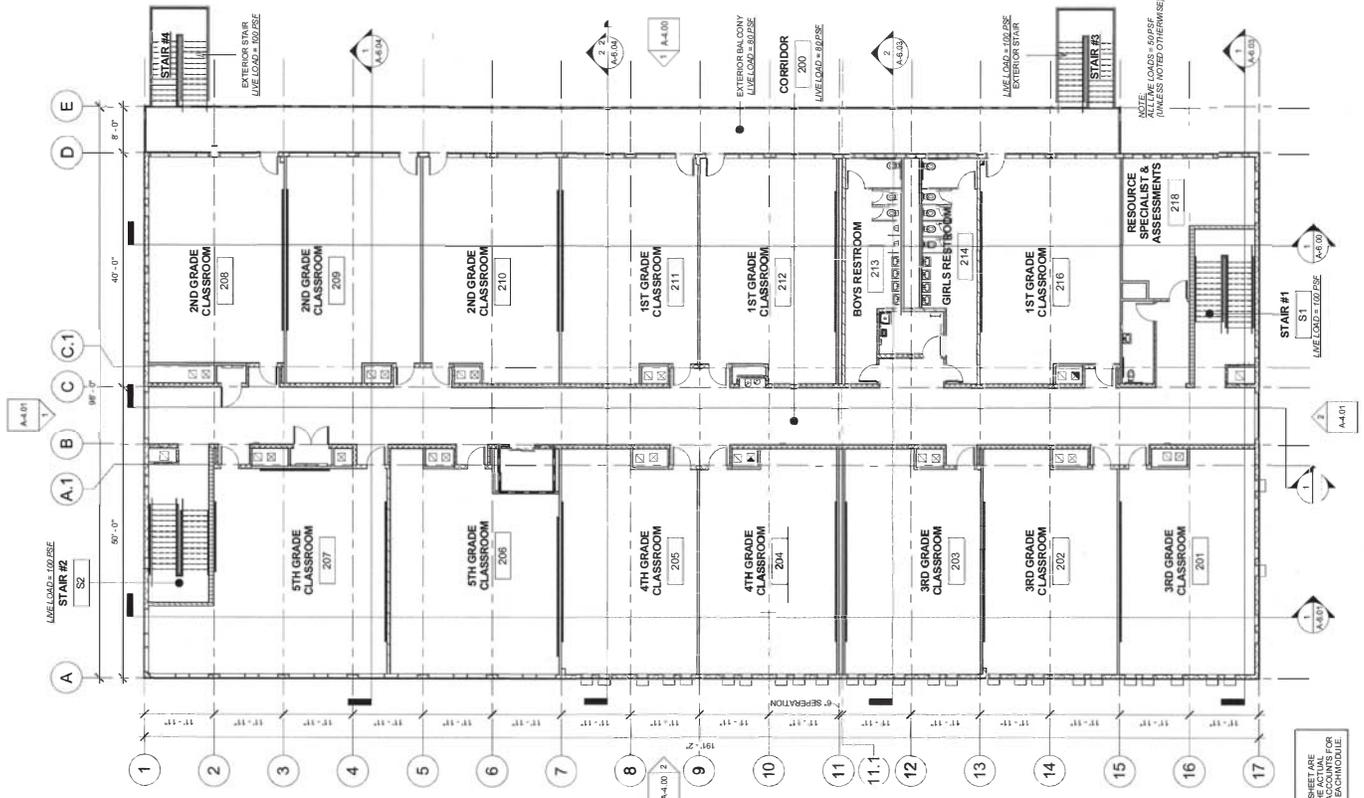
NAC NO. 10-1608  
 DRAWN  
 OFFICED  
 DATE: DECEMBER 22, 2015

PROJECT:  
 CUP CASE NO.  
 MODIFICATION REQUEST  
 FOR ASPRE PUBLIC  
 SCHOOLS

EXISTING

A2.00  
 FLOOR PLANS

XVN 516



KEY PLAN - LEVEL 2 (FLOOR PLAN)  
 SCALE = 1/8" = 1'-0"

KEY PLAN - LEVEL 1 (FLOOR PLAN)  
 SCALE = 1/8" = 1'-0"

# ELEVATION PLANS

**EXHIBIT I**

**CASE NO.** 2014-01A CUP/DP

**APPLICANT:**  
 ASPIRE PUBLIC SCHOOLS  
 2000 W. 15TH AVENUE  
 DENVER, CO 80202  
 303.444.3001

**CONTACT:**  
 ASPIRE PUBLIC SCHOOLS  
 2000 W. 15TH AVENUE  
 DENVER, CO 80202  
 303.444.3001

**NAC**  
**ARCHITECTURE**  
 nacarchitecture.com  
 837 SPRING STREET | THIRD FLOOR  
 DENVER, CO 80202  
 P: 303.475.8072

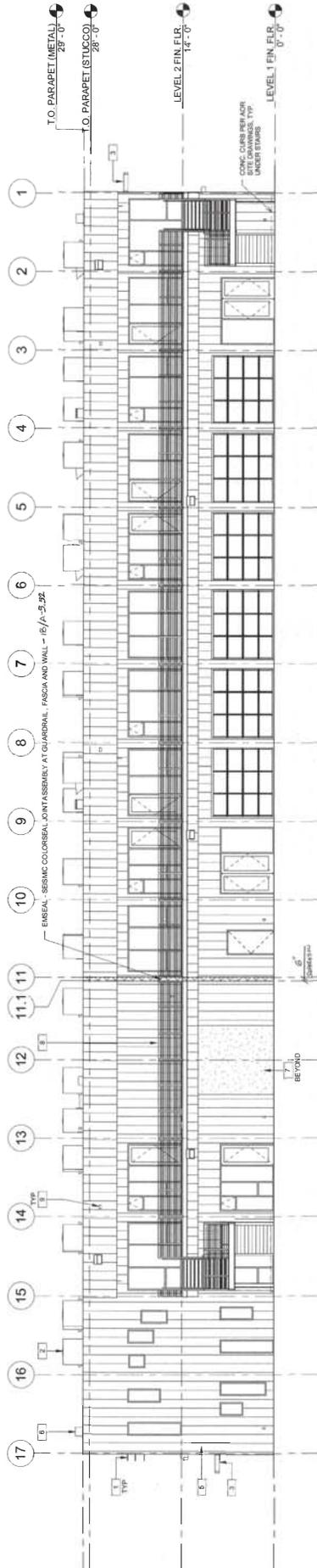
NAC NO 1621-008  
 DRAWN  
 CHECKED  
 DATE: DECEMBER 22, 2015

PROJECT:  
 CIP CASE NO.  
 MODIFICATION REQUEST  
 FOR ASPIRE PUBLIC  
 SCHOOLS

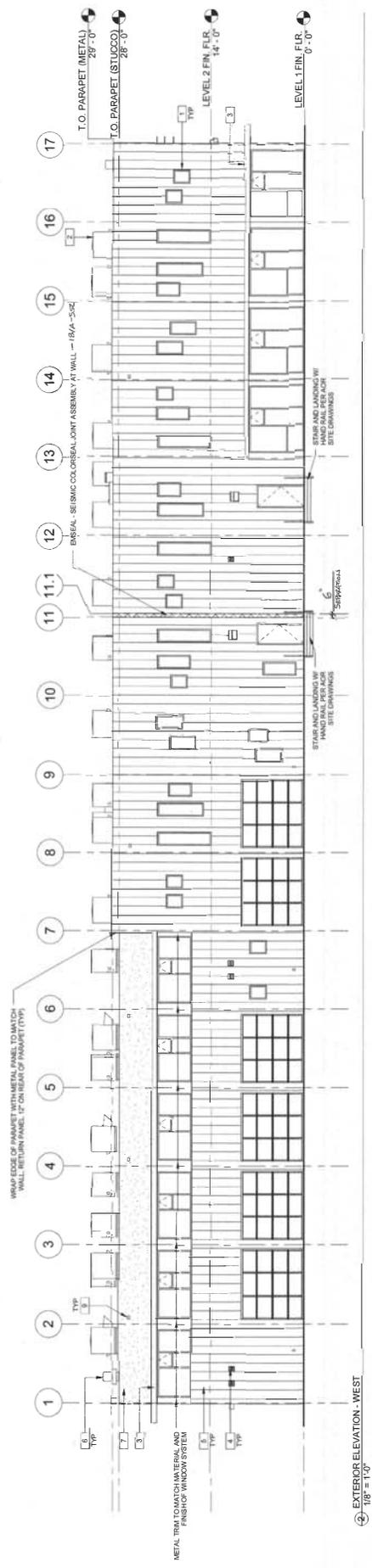
**EXISTING**  
 A3.00  
 ELEVATIONS

**KEYNOTE LEGEND**

1	PAINTED 16 GA METAL WINDOW SHADE DEVICE. SEE DTLS B, 20/A-5/51
2	HVAC UNIT. SEE MECHANICAL
3	CONCRETE
4	WALL MOUNTED EXHAUST WALL CAP HOOD. PAINTED. WEIGHT LESS THAN 10 LB. FASTEN EACH CORNER WITH 8# WALL ANCHOR. SEE SHEET A-5/51
5	EXHAUST FAN. SEE MECHANICAL
6	EXTERIOR STUDIO FINISH ON WALL PER PLAN. SEE SHEET A-5/50
7	EXTERIOR STUDIO FINISH ON WALL PER PLAN. SEE SHEET A-5/50
8	SPAC OVERBLOW SCUPPER THRU PARAPET TO MATCH WALL PANEL. SEE DWG 3.00



① EXTERIOR ELEVATION - EAST  
 16'-0" x 110'



② EXTERIOR ELEVATION - WEST  
 16'-0" x 110'

APPLICANT:  
 ASPHE PUBLIC SCHOOLS  
 1001 72ND AVENUE  
 DENVER, CO 80231  
 303-733-5000

CONTACT:  
 NAC ARCHITECTURE  
 837 SPRING STREET, THIRD FLOOR  
 DENVER, CO 80202  
 P: 303-733-5075

**NAC**  
 ARCHITECTURE  
 narchitecture.com  
 837 SPRING STREET, THIRD FLOOR  
 DENVER, CO 80202  
 P: 303-733-5075

NAC NO 162-6028  
 DRAWN  
 CHECKED  
 DATE: DECEMBER 22, 2015

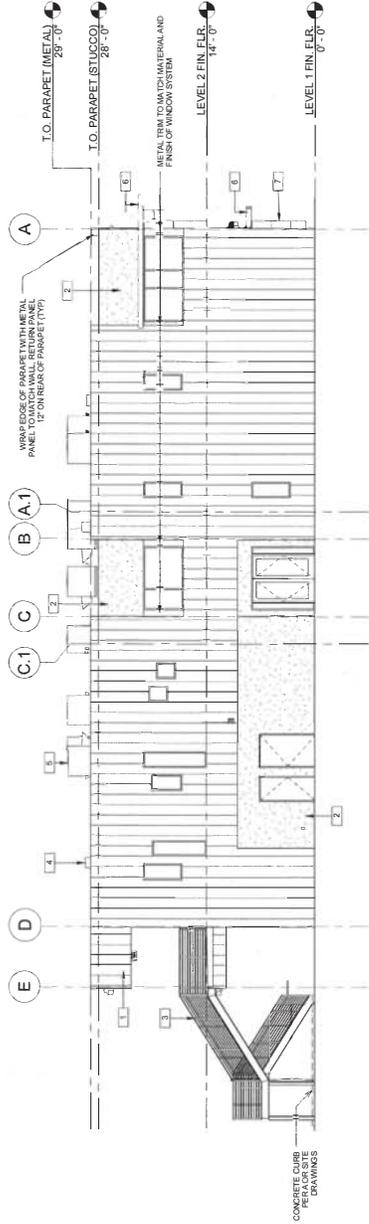
PROJECT:  
 2015-2016 ASB  
 2015-16 CIPFP  
 MODIFICATION REQUEST  
 FOR ASPHE PUBLIC  
 SCHOOLS

EXISTING

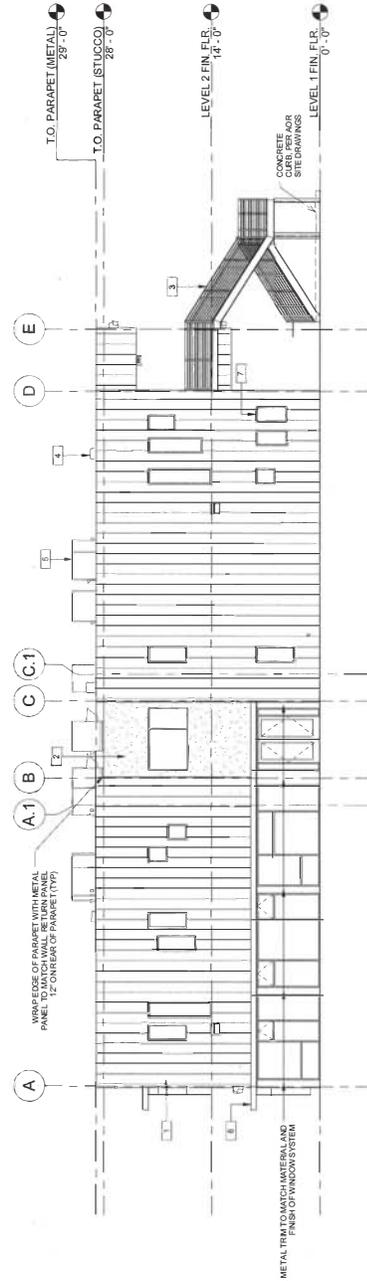
A3.01  
 ELEVATIONS

T&E X205 016

KEYNOTE LEGEND	
1	METAL SKING TO WATER BARBER. SEE SHEET A3.01
2	EXTERIOR STUCCO FINISH TO WALL PER PLAN. SEE SHEET A3.01
3	CONCRETE CURB REPAIR. SEE SHEET A3.01
4	CONCRETE CURB REPAIR. SEE SHEET A3.01
5	CONCRETE CURB REPAIR. SEE SHEET A3.01
6	HVAC UNIT. SEE MECHANICAL
7	STEEL CANOPY. SEE SHEET S-2.30
8	PAINTED TO MATCH EXISTING WINDOW FRAME. SEE DIS. B. 2004.57



EXTERIOR ELEVATION - NORTH  
 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH  
 1/8" = 1'-0"

**ENTITLEMENT APPLICATIONS/  
ENVIORNMENTAL ASSESSMENT CHECKLIST**

**EXHIBIT J**

**CASE NO.** 2014-01A CUP/DP



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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

**PROJECT INFORMATION**

Project Address: 6100 Carmelita Avenue, Huntington Park, CA

General Location: East Huntington Park

Assessors Parcel Number (APN): 6318-028-900; 6318-029-900

**APPLICANT'S INFORMATION**

Applicant: Aspire Public Schools, Attn: Carolyn Choy

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

Phone 1: 510-434-5507 Phone 2: \_\_\_\_\_ Fax: 510-434-5010

**PROPERTY OWNER'S INFORMATION**

Property Owner: Aspire Public Schools

Mailing Address: Same as above

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

**REQUEST**

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

The applicant requests an amendment to Case No. 2014-01-CUP/DP, approved in July 2014, to remove the inclusion of a two-level parking structure and three levels of rental apartments (100 total parking spaces, 36 total apartments, in a 5-story structure). A two-story 34,000 sqft school building was constructed on the western portion of the site as planned and opened in August 2015. In the location of the approved structured parking garage and residential development, the school has built a surface parking lot with 45 parking spaces, including 3 handicapped accessible parking spaces.

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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. That 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;
- B. That the proposed use is consistent with the General Plan;
- C. That 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. That 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. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That 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)  

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~~Aspire is requesting the **removal** of the residential component of the approved project because we believe, and have heard from neighbors, that it would be detrimental to both the school and the neighborhood to move forward with the residential phase, due to the inconvenience of the construction phase, the height of the proposed 5-story garage and residential building and its impact on neighboring homes, and the additional traffic and parking challenges that an additional 36 residences would add.~~

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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)  

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The request to **remove** the residential component will not generate any additional traffic; it will reduce the traffic impact from what was studied for the currently approved scenario.

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

The request to **remove** the 5-story residential and parking structure will reduce the impact upon adjacent uses, buildings, or structures compared to the scenario that was previously approved.

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

The school use that has already been built is a conditionally permitted use in the high density residential zone (RH).

**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 Signature (Required)

Date 12/18/15

CAROLYN CHOY  
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 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, Ste 100, Oakland, CA 94606

Telephone: 510.434.5507

Fax: 510.434.5010

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

Name: Carolyn Choy

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); remove 36 units of residential and associated parking approved in Case No. 2014-01-CUP/DP in July 2014.

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; removal of 89,600 sqft of residential
11. **Number of floors of construction:**  
Existing: 2 floors (charter school building)  
Proposed: Removal of 5 floors, parking (2) and residential (3)
12. **Parking:**  
Amount required: 1 for every 10 students = 400/10 = 40  
Amount provided: 45
13. **Anticipated time scheduling of project:** n/a, school project is complete and operational
- 
14. **Proposed phasing of development:** Charter school construction complete in August 2015;  
Removal of residential phase of development requested
- 
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
- 
- REMOVAL of 36 units - 12 one-bedrooms, 12 two-bedrooms, 12 three-bedrooms
- 
- 
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? D
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? 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? D
- b. Be located on expansive soils? D
- c. Result in unique geologic or physical features? 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)? D
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D
- c. The creation of any health hazard or potential health hazard? D
- d. Exposure of people to existing sources of potential health hazards? D

**HYDROLOGY AND WATER QUALITY**

25. **Would the proposed project:**

- a. Change water drainage patterns? D
- 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

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

**LAND USE AND PLANNING**

**26. Would the proposed project:**

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

**MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

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

**NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? 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)? D
- b. Displace existing housing, especially affordable housing? 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? D
- c. Schools? D
- d. Maintenance of public facilities, including roads? D
- e. Other governmental services? D

**RECREATION**

**31. Would the proposed project:**

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

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

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

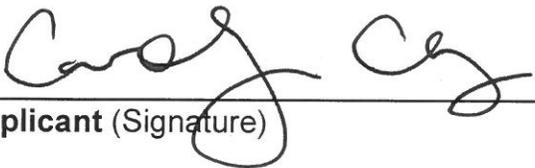
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

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 dropoff/pickup 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 remove the multi-family residential development and a 2-story structured parking garage (5-story total structure) previously approved in Case No. 2014-01-CUP/DP.

**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)

12/18/15  
Date

**ADDENDUM TO MITIGATED NEGATIVE  
DECLARATION**

**EXHIBIT K**

**CASE NO.** 2014-01A CUP/DP

# **Conditional Use Permit and Development Permit Modification Case No. 2014-01A**

**ADDENDUM TO MITIGATED NEGATIVE DECLARATION  
PREVIOUSLY PREPARED FOR the Private K-5 School and 36  
Affordable Apartments (CUP/DP Case No. 2014-01)**

Prepared By:  
**CITY OF Huntington Park**  
**PLANNING DIVISION**  
**COMMUNITY DEVELOPMENT**  
6550 Miles Avenue  
Huntington Park, CA 90255

**APRIL 2016**

# **I. INTRODUCTION**

## **A. PURPOSE**

On July 2, 2014, the City of Huntington Park (“City”) adopted the Mitigated Negative Declaration for the Private K-5 School and 36 Affordable Apartments (“Mitigated Negative Declaration”). The Initial Study and Mitigated Negative Declaration evaluated the projects associated with the development of a private K-5 school and a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments (“Project”). The Project area encompasses approximately 1.86 acres and is located within the City of Huntington Park, California. The Project is located at 6100 Carmelita Avenue, which is at the southeast corner of Carmelita Avenue and E. 61st Street. The Project has undergone modifications since the City adopted the Mitigated Negative Declaration.

Since 2014, the Project site has been developed with the private K-5 school, landscaping, and an off-street parking lot. The private K-5 school was built and completed in the summer of 2015. The school has been operating since August of 2015. However, the applicant has requested to remove the construction request of the 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments. The applicant will not be building the parking structure and apartments.

This Addendum addresses the potential impacts related to the proposed Project modifications.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS**

Under the California Environmental Quality Act (“CEQA”), an Addendum to a previously approved mitigated negative declaration may be necessary if minor technical changes or modifications to a project occur. (CEQA Guidelines Section 15164.) Preparation of an Addendum to a previously approved Mitigated Negative Declaration is appropriate unless subsequent changes are proposed in the project, physical circumstances have changed on the subject property, or new information of substantial importance becomes available and these changes result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (CEQA Guidelines Section 15162.)

CEQA does not require circulation of an Addendum for public review. (CEQA Guidelines Section 15164(c).) An Addendum is to be considered by the decision making body prior to making a decision on the revised project. (CEQA Guidelines Section 15164(d).)

This Addendum demonstrates that the environmental analysis, impacts and mitigation requirements identified in the Mitigated Negative Declaration remain substantively unchanged by the proposed Project revisions described herein. The Addendum supports the finding that the revised Project does not result in any new impacts and does not exceed the level of impacts identified in the Mitigated Negative Declaration due either to project modifications, physical changes on the property or new information.

## **C. INTENDED USES OF ADDENDUM MITIGATED NEGATIVE DECLARATION**

This Addendum is an informational document which is intended to inform City decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed removal of the request to build a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given

to avoiding environmental damage, the City of Huntington Park (Lead Agency) and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The City is designated as the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City.

#### **D. SUMMARY AND FINDINGS**

In preparing this Addendum, all of the potential impacts studied in the previously adopted Mitigated Negative Declaration were considered. Specifically, the following environmental issues were evaluated in the previously adopted Mitigated Negative Declaration:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

For all impact areas, staff's review indicates that the proposed request to remove the construction and development of the 5-story structure, consisting of 100 off-street parking spaces and 36 affordable apartments, will reduce the Project related impacts to the community. In addition, staff has determined that the proposed Project will be less intensive than the previously approved Project due to the fact that the Project will not be as dense. The proposed Project will result in fewer vehicle trips to and from the site than previously anticipated. City staff has determined that the proposed Project will not result in physical changes to the property site that would change the environmental analysis. Similarly, City staff has not received any new information that would change the environmental analysis.

The Mitigated Negative Declaration also included various mitigation measures in order to ensure that the project did not have any significant impacts. Specifically, mitigation measure numbers 3, 5, and 7 addressed noise and circulation for the project. Mitigation measure number 3 stated "A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60dB at the property line." Due to the fact that the project will not be building the parking structure and the apartments, staff has determined that this mitigation measure is not required.

Mitigation measure number 5 stated "Cone-off the ingress access driveway to one lane from E. 61<sup>st</sup> Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2<sup>nd</sup> lane for circulation (prior to the entrance to the parking structure). This will minimize

weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61<sup>st</sup> Street.” This mitigation measure has been reviewed by the City staff and the City’s Traffic Consultant and has determined that better circulation can be created if both driveway lanes remain open and accessible. This recommendation was determined after the City’s Traffic Consultant studied the subject site and conducted vehicle counts on at least four (4) separate occasions. Due to the fact that City staff is recommending that both lanes remain open, it has been determined that this mitigation measure be removed.

Mitigation measure number 7 stated “Prohibit drop-off/pick-up in the parking structure so that 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 parking structure). This mitigation measure was required as a result of the construction of the parking structure; however, since no parking structure will be built, the measure will be removed.

Therefore, the Project would have no new impact(s) not already identified and analyzed in the Mitigated Negative Declaration, nor would it result in a substantial increase in the severity of previously identified significant impacts. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Mitigated Negative Declaration have occurred, and thus an Addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the Project.

This Addendum is written as an addition to the Mitigated Negative Declaration, adopted by the City on July 2, 2014. A copy of this Addendum is available for review at the City of Huntington Park Planning Division, 6550 Miles Avenue, Huntington Park, CA 90255.

# **ASPIRE RESPONSE LETTER**

**EXHIBIT L**

**CASE NO.** 2014-01A CUP/DP



College for Certain

To: Carlos Luis, Senior Planner, City of Huntington Park  
From: Carolyn Choy, Manager, Finance & Real Estate, Aspire Public Schools  
CC: Sandra Kim & Liliana Garcia, Co-Principals, Aspire Antonio Maria Lugo Academy  
Date: 5/9/2016  
Re: Aspire response to items/issues raised at April 20, 2016 Planning Commission meeting

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### Traffic Congestion

- Aspire submitted a memo from Stantec dated March 2016 to the City of Huntington Park summarizing observations and recommendations regarding traffic congestion around the school. Key points include:
  - On-site pickup operations are very efficient; the queue for pickup never exceeded the on-site capacity and did not overflow onto 61<sup>st</sup> St
    - At the April 20, 2016 Planning Commission meeting, Co-Principal Sandra Kim provided a detailed description of the student pickup procedure that enables the school to keep the pickup queue moving efficiently
  - Parking along 61<sup>st</sup> St, which is currently allowed, was not observed to be over capacity
  - Heavy traffic congestion does exist at the intersection of Carmelita Ave and 61<sup>st</sup> St, due in large part to heavy pedestrian and vehicular traffic from all three schools, and crossing guards that are unable to manage the intersection
    - *As Aspire has hired and paid for the crossing guards at this intersection, Aspire has reached out to the company to provide additional training and support to their crossing guards*
    - *Aspire supports having HPPD work with the crossing guards to improve their ability to manage the high volume of pedestrian and vehicular traffic*
- Aspire acknowledges that current school schedules are exacerbating the neighborhood congestion, and believes that if dismissal times are staggered by 30 minutes, this will improve neighborhood congestion
  - All three schools currently dismiss within 15 minutes of each other (2:30, 2:38, and 2:45) on Mondays, Wednesdays, and Thursdays
  - Note: Aspire reached out to Nimitz and H.P. Elementary last year to try to coordinate schedules for the 2015-16 school year, but unfortunately did not receive final schedules from the other schools before we had to set our schedule
  - For the upcoming 2016-17 school year, all three schools are a part of a process being facilitated by Transtech to address neighborhood congestion, with a primary goal being to stagger Aspire's dismissal time by at least 30 minutes from the other schools'



College for Certain

- *Aspire is committed to participating in the ongoing Transtech process, and believes that process (which includes the two other neighborhood schools) is best equipped to address neighborhood congestion issues as a whole*
- *Aspire agrees with City Staff's recommendation to approve the CUP amendment with a condition of approval related to Transtech's recommendations*

### **School Security**

- Aspire is submitting to the City their Emergency Response Plan that includes procedures in the event of an earthquake, fire, or lockdown situation (see attachment, following memo)
- Aspire is submitting to the City an overview and description of the Sonitrol security system that has been installed to protect the campus (see attachment, following memo)

### **Property/Landscape maintenance (public right-of-way areas)**

- Prior to the April 20, 2016 Planning Commission meeting, Aspire was not aware of our responsibility for the weeding and maintenance of the street trees in the public right-of-way, but Aspire has now changed our operating procedures to include maintenance of these areas
- The following photos showing both Carmelita Ave and 61<sup>st</sup> St, respectively, showing that Aspire is now maintaining these areas:





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**Additional open space in the vacant area (east of the parking lot)**

- Aspire currently does not have plans for active use on this piece of the property, and the area will remain gated except for periodic maintenance, as needed
- *To address the dust issue that has been raised, Aspire proposes the following work:*
  - *Install weed barrier with ¾" gravel on top*
  - *Periodic maintenance, as required to reduce weed growth*



College for Certain

## **ATTACHMENTS**

- Aspire Antonio Maria Lugo Academy's Emergency Response Plan
- Aspire Antonio Maria Lugo Academy's Sonitrol system

# EMERGENCY RESPONSE PLAN

Aspire Antonio Maria Lugo Academy

## The BIG THREE:

- ▣ EARTHQUAKE
- ▣ FIRE.
- ▣ LOCKDOWN.



## Objectives of the plan are to:

- ▣ Protect the safety and welfare of students, employees and staff.
- ▣ Provide for a safe and coordinate response to emergencies.
- ▣ Restore normal conditions with minimal confusion in the shortest time possible.
- ▣ Provide the interface and coordinate between the school and the city Emergency Operation Center in Los Angeles.



## Earthquake

### Evacuation Procedure:

- 1) Utilize desk and tables for cover from falling objects and debris. Turn away from windows. When initial shaking stops please evacuate the building and follow emergency procedures.
- 2) Classes exit classrooms quickly, led by student line leaders to the designated line-up position in the emergency evacuation area (blacktop). Teachers are last to leave classrooms, taking emergency kits (**red bags**) and ensuring that classrooms are clear of all students.
- 3) If a student is trapped, unconscious, cannot move, he/she is to be left in the classroom. The red window cover is posted on your window by the teacher before leaving the classroom.
- 4) Students line up quietly in the emergency evacuation area while teachers take roll from emergency kit rosters (blacktop area)
- 5) When all students are counted and present, teacher holds up the green card from the emergency kit. If students are missing or left in classrooms, teacher completes the injury and missing persons report and holds up the red card.



## FIRE

*At sign of a fire, smoke, or at the sound of the fire alarm, begin school evacuation procedures immediately*

- 1) Classes exit classrooms quickly, led by student line leaders to the designated line-up position in the emergency evacuation area. Teachers are last to leave classrooms, taking emergency kits (red bags) and ensuring that classrooms are clear of all mobile students.
- 2) If a student is trapped, unconscious, cannot move, he/she is to be left in the classroom. The red window cover is posted on your window by the teacher before leaving the classroom.
- 3) Students line up quietly in the emergency evacuation area while teachers take roll from emergency kit rosters.
- 4) When all students are counted and present, teacher holds up the green card from the emergency kit. If students are missing or left in classrooms, teacher completes the injury and missing persons report and holds up the red card.



## Lock Down Procedures

In the event that student safety is compromised on campus, the office will instruct teachers to begin lock-down procedures through the school intercom.

- 1) Teachers lock classroom doors immediately. Supervision staff will clear all hallways of students.
- 2) Blinds are drawn on classrooms with exterior-facing windows, students move away from exterior-facing windows.
- 3) Hallway door windows are covered with Velcro window cards:
  - Green side of card faces hallway = class is safe
  - Red side of card faces hallway = danger / injured student
- 4) During lock-down, doors are not to be opened for any reason, and should only be opened when the lock-down ends.
- 5) Office staff will signal the end of lock-down through an announcement on the school intercom.

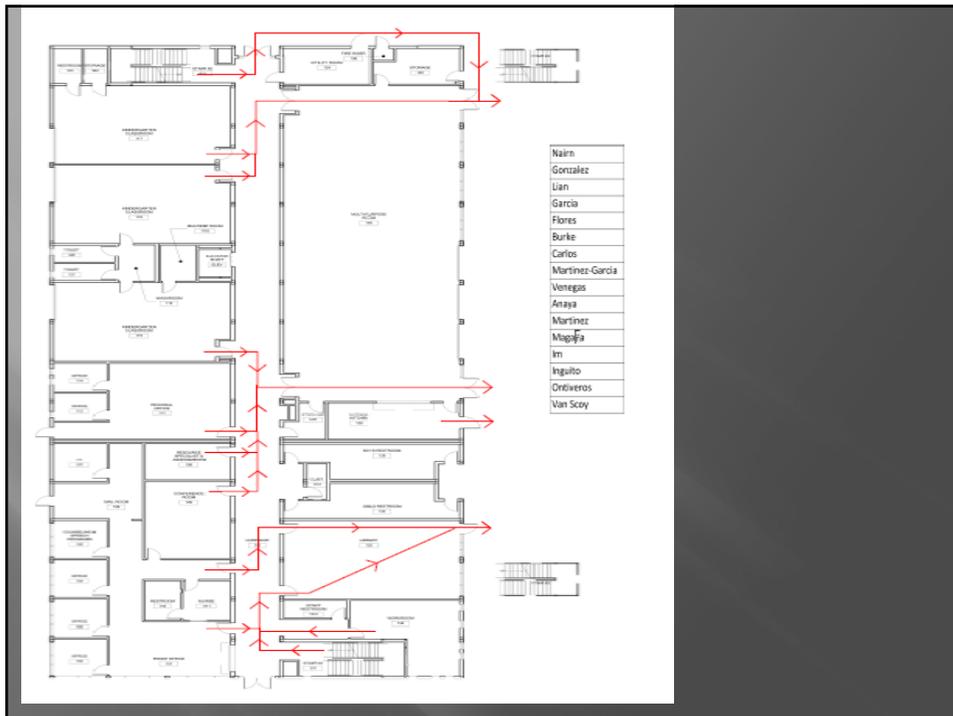




### Drill Schedule

School: Antonio Maria Lugo Academy

Month	Drill Type	Day, Date
<i>Example</i>	<i>Fire Drill</i> <i>Lockdown Drill</i>	<i>Friday, 15<sup>th</sup></i> <i>Tuesday, 26<sup>th</sup></i>
August		
September	Fire Drill	September 18 <sup>th</sup> , 2015
October	Earthquake Drill	October 7 <sup>th</sup> , 2015
November	Lockdown Drill	November 18 <sup>th</sup> , 2015
December		
January	Fire Drill	January 13 <sup>th</sup> , 2016
February	Earthquake Drill	February 10 <sup>th</sup> , 2016
March	Lockdown Drill	March 9 <sup>th</sup> , 2016
April	Fire Drill	April 13 <sup>th</sup> , 2016
May		
June	Earthquake Drill	June 8 <sup>th</sup> , 2016





**SONITROL of**

**N/W Los Angeles County  
Ventura County**  
9520 Topanga Canyon Blvd.,  
Unit 104  
Tel: (888) SONITROL  
Fax: (661)322-4485  
www. Sonitrolsecurity.com

May 5<sup>th</sup>, 2016

Ms. Carolyn Choy  
Aspire Public Schools – AMLA  
6100 Carmelita  
Huntington Park, CA 90255

RE: AMLA Security Systems Design and Function

- 1) Perimeter Electronic Security – All perimeter doors have sensors to detect entry when the system is armed
- 2) Panic System – Verified Audio system for emergency or panic situation. System has wireless panic buttons used to initiate live audio to our central station to assess and dispatch law enforcement in the event of an emergency situation. The audio detectors are located in the Office, Principal's Office, and the Regional Office.
- 3) Access Control – Front door uses electronic locks and a card reader to control entry into the building. The system is programmed to be locked 24/7. Access is only permitted to authorized individuals with a FOB credential or someone granted access after using the Video Intercom System to alert school staff as to who and why they need to enter. This system ensures that no unauthorized individuals can walk into the student area without staff being aware.
- 4) Video Surveillance – 1<sup>st</sup> and 2<sup>nd</sup> Floor hallways, Multi-Purpose and office have video cameras. The Cameras passively record 24/7 and when the system is armed after hours use analytics to detect entry or breach of property. If a breach is detected when the system is armed, the cameras will send an alert with corresponding video to our central station to assess and dispatch law enforcement.
- 5) Fire Alarm System – Fire Alarm is a UL Rated, DSA Approved fire alarm system. In the event of a fire, the system will send activation to our central station to dispatch appropriate authorities.

This system includes reporting of arm/disarm and individual FOB access to the front door.



