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**Vesting Zone Change, CU, SPR**  
**Project Address:** 443 S. Soto St.,  
432 & 440 S. Brand Street  
**Plan Area:** Boyle heights  
**Zone:** RD1.5.1-CUGU & [Q]R4-1-CUGU  
**Area Planning:** East Los Angeles  
**C.T.:**

**Legal Description:** See Radius map

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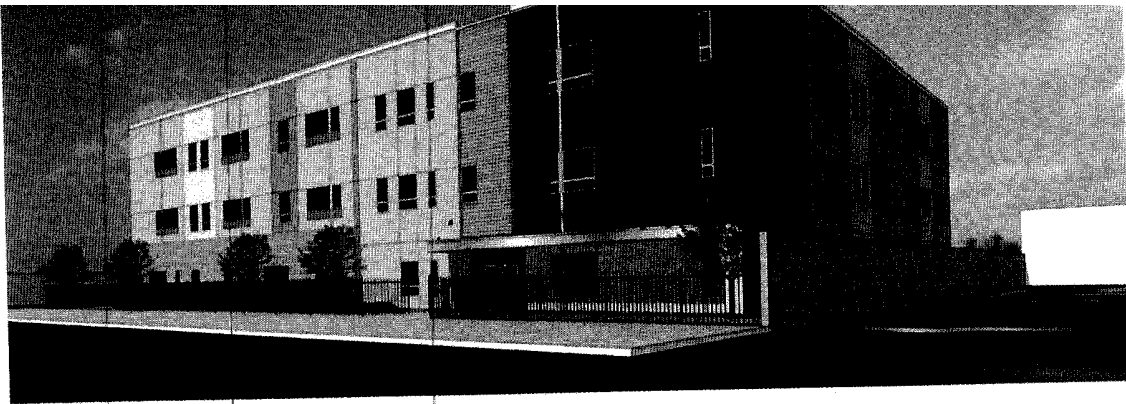
**REQUEST:**

A Vesting Zone Change, pursuant to the provisions of Section 12.32 Q of the LAMC, respectively, to remove the Q Condition and change the zoning of the subject lot from [Q]R4-1-CUGU ( 443 Soto St. parcel only) to RD 1.5-1- CUGU which is in compliance with the new Community Plan; and,

a Conditional Use Permit, pursuant to Section 12.24.U of the LAMC to allow a Charter School in the RD1.5-CUGU zone. The subject will serve approximately 625 students in K though the 4th grade; and,

A Site Plan Review, pursuant to the provisions of Section 16.05 of the LAMC to allow the construction use and maintenance of a 43,925 sf Charter School on a site currently occupied by a Hospital.

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*Proposed use*

## VESTING ZONE CHANGE

### REQUIRED FINDINGS FOR A ZONE CHANGE REQUEST

- A.) **Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:** The subject property is currently developed with a hospital. The Subject property has been purchased by the applicant for the purposes of developing a 43,925 sf Charter School. The subject school will provide a quality education for approximately 625 students in grades ranging from k though 4<sup>th</sup>. They will offer all the amenities of a quality school and serve an area in need of alternative choices in education. The subject of the zone change is specific to the project that is currently zoned [Q] R4-1-CUGU and fronts on Soto Street.

The westerly portion of the site is not a part of this zone change request; however, it is important with regards to ingress and egress. This property fronts on Breed Street and will be an important part of the overall site development. The development of a Charter School at this location will increase the educational opportunities for the families in this community.

- B.) **A need for the proposed zone classification exist within such area or district because:** The surrounding uses include community retail along a portion of Soto Street and Low Medium Density development on the interior streets. The Q Condition attached to the current zone allows only hospital development on the site prohibiting any other development. The R4 zone is in contrast with other zones surrounding the subject site; therefore, a request to change the zone to RD1.5-1-CUGU and removing the Q will be consistent with the surrounding area and consistent with the new Boyle Heights Community Plan. The area is one of the highest density areas in the City of Los Angeles; as such, there is a large number of families that would benefit from the availability of a Charter School.

**C.) The particular property is a proper location for said zone classification within such area because:** The subject property is a proper location for the RD1.5-1-CUGU because it is consistent with the surrounding zones and is consistent with the Boyle Height Community Plan. The existing zone R4 and the [Q] condition attached prohibits development. The zone change is needed to allow the development of the charter school and to properly designate the site in a consistent manner that will benefit the community as a whole.

**D.) Placement of the proposed zone at such location will be in the best interest of the public health, safety and general welfare, and in conformity with good zoning practice because:** As stated above, the property that fronts on Soto Street has a [Q] condition attached to the existing zoning that limits the development of the property to hospitals only. The subject hospital is closed, and the property is vacant. This is a perfect site for the subject school. The school will provide a safe drop off/pick-up area and as a new building will be architectural attractive with abundant landscaping. The project will provide a safe environment for the students, parents and the community. Therefore, the project will be in substantial conformance with the purposes and intent of the General Plan and applicable community plan.

**CONDITIONAL USE PERMIT (CUP)  
CHARTER SCHOOL – KIPP Charter School**

**CPC FINDINGS:**

**a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The subject property is located within the East Los Angeles State Enterprise Zone, Tier 3 specification of the Transit Priority Area and in the Boyle Heights Community Plan Area which encourages socio-economic development. The proposed development, a charter school, will revitalize an area and develop the site into a benefit to the community by providing a positive alternative to education for our youth. The proposed use will provide a service to the community that will strive to help develop our youth into successful, productive adults.

The applicant wishes to make major improvements to the subject site by demolishing the current building and constructing an architecturally attractive and community friendly charter school. The proposed charter school will provide this community and its residents greater access to educational choice, increased tax revenues to the City, an opportunity to help provide positive, community oriented development that is essential or beneficial to the community.

The proposed charter school, KIPP Charter School, will allow for improved educational opportunities and provide important access to quality education for all students. The requested project replaces an underutilized structure and develops it into choices for a better education for our youth. It creates choices for parents in this area and encourages community/parent involvement in the future successes of their children. The proposed project with the request to permit the charter

school at this site will enhance the convenience and welfare of the surrounding community while promoting the socio-economic development sought after by city policies.

**b. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed charter school will be located in an area which is mostly zoned and developed with residential uses adjacent to the subject site on Soto Street and Breed Street with a mix of commercial uses that front 4<sup>th</sup> Street. The subject site directly abuts a large parking lot and a market. Within 500 feet of the subject site are generally residential uses in the RD1.5-1-CUGU zone. The area is densely populated with many school age children which makes this an ideal project that will not only be desirable; but also, a benefit to those who reside within proximity to the use. It will provide excellence in education and an alternative choice with contemporary education for parents.

The applicant is proposing a three-story; 43,925 sq. ft. charter school with ample landscaping and large play area for the children. The subject use will provide education to Kindergarten through 4<sup>th</sup> grade students and will house a total of 33 classrooms. Vehicular ingress and egress to the charter school will be from Breed Street. The subject property will have parking to code. Hours of operations are from 7 am to 6 pm, Monday through Saturday which will not adversely affect adjacent uses but will support traditional neighborhood uses such as the requested charter school. The project's size, location, height and operations will be a benefit to the surrounding community in need of such uses.

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

A Vesting Zone Change is also being requested with this application for the [Q]R4-1-CUGU portion of the site to change the zone to RD1.5-1-CUGU which is consistent with the surrounding area and is in compliance with the new Boyle Heights Community Plan Area. A General Plan Amendment is not required for the subject site. The subject site will be located on property zoned RD1.5-1-CUGU for which a conditional use permit is required in order to allow the proposed use. The circulation element designates Soto Street as a Major Highway. Also, the property is located within the East Los Angeles State Enterprise Zone and the Boyle Heights Community Plan, both of which encourage economic development.

The addition of a charter school to this community will allow for improved educational opportunities. The addition of a charter school at this location will allow increased educational activities and community involvement. There is no detriment with this request only positive development of our youth. Therefore, the proposed project is in conformance with the spirit and intent of the General Plan which aims to promote the subject property and its immediate area with healthy and viable uses.

## PLOT PLANS

- a. **What is the number of on-site parking spaces?**  
There will be 33 parking spaces provided on-site.
- b. **Please be sure that your plot plan shows all buildings or structure, fences/walls, landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other building structures and to respective property lines.**  
Please see Site Plans.
- c. **Are there to be any building structures demolished/remodeled?**  
The existing structures will be demolished. Please see plans.

### Additional Questions: Supplemental for Schools

- a. **Describe the Type of school.** KIPP is a charter school providing K through 4<sup>th</sup> grade education.
- b. **What is the maximum number of students to be enrolled at each grade level?** The new charter school will serve 625 at full capacity; anticipated for the 2019 school year.
- c. **What are the hours of operation?** 7am to 6 pm Monday through Saturday.
- d. **What are the number of classrooms and teachers?** There are 33 classrooms for K through 4<sup>th</sup> grade which includes three special education classrooms and other specialty classes. A detailed list of the number of teachers and staff with responsibilities will be provided to the CPC.
- e. **What is the number of administrative staff?** A detailed list of responsibilities will be provided to the CPC.
- f. **Will there be buses?** No buses at this time; however, in the future they may be provided if necessary.
- g. **Where will cars load and unload?** Please see the attached plans which show the ingress and egress of the subject site.
- h. **Describe the size and location of signs.** Please see plans.
- i. **Does anyone live on the premises?** No one resides on the subject site.
- j. **Are there to be special events?** All schools prepare and require such events as parent-teacher night and graduation ceremonies. KIPP Charter School will provide a tentative plan for such events to the CPC.

- k. **Is there a main place of assembly?** This new charter school anticipates that construction will be completed by May of 2019. The school has a large multipurpose room for assembly.
- l. **Is there to be night lighting and/or public-address system?** Identify on plans. There will be standard night lighting of the parking lot.

#### SITE PLAN REVIEW – 16.05

1. **That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community Plans, and any specific plans.** The applicant is proposing to construct a three story 43,925 sf building to house a charter elementary school with grades from K through 4<sup>th</sup> grade. The project will also require the demolition of existing structures which are vacant. The project site is 1.24 ac in size and runs east to west from Soto Street to Breed Street which allows for easy ingress and egress with on-site pick-up and drop-off. The school will provide a quality education for a maximum of 625 students with ample outside play area and on-site parking. The total project will result in a change of use and a net increase of average trips. Therefore, the project is in conformance with the purposes and intent of the General Plan.
2. **That the project consists of an arrangement of buildings and structures (including heights, bulk and setbacks), off street parking facilities, load areas, lighting, landscaping, trash collections, and other pertinent improvements, which is or will be compatible with existing and future development on the neighboring properties.** The propose project will be a new charter school serving 625 students in grades K through 4<sup>th</sup> grade. The school is attractively designed and will offer all the amenities expected in a quality school. The proposed school will have code required on-site parking and an easy access to the campus with a safe drop-off/pick up area. Therefore, the provision of an attractively designed charter school at this location will add to the quality of development in this community. The proposed project is compatible with the existing and future development is this community.
3. **That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.** The proposed project will be a new three-story charter school serving 625 students in grades K through 4<sup>th</sup>.