

CAMINO NUEVO CHARTER ACADEMY – DALZELL LANCE CAMPUS

3500 S. TEMPLE STREET, LOS ANGELES, CA 90004

PROJECT DESCRIPTION & FINDINGS

Request

Grupo Nuevo Los Angeles ("Grupo Nuevo" or the "Applicant"), the operator of Camino Nuevo Charter Academy's Dalzell Lance located at 3500 W. Temple (the "High School") and its existing athletic field located across the street at 3501-3511 Temple Street / 311-325 Hoover Street (the "Athletic Field") in the City of Los Angeles (the "City"), is requesting a Plan Approval for previously approved City Planning Case No. DIR-2011-752-SPP and CPC-2004-2400-CU-SPE-SPP-PA1. This Plan Approval is requested to establish operating conditions for the existing Athletic Field and modify the High School's pick-up/drop-off operations, pursuant to LAMC §§ 12.24 M and 12.24 U.24. No construction, physical changes, improvements, or any changes in enrollment are proposed.

Project Description

Camino Nuevo Charter Academy's Dalzell Lance campus consists of the existing High School building located at 3500 W. Temple and its existing Athletic Field facilities that are located across the street at 3501-3511 Temple Street / 311-325 Hoover Street in the City of Los Angeles. The High School has up to a maximum of 508 high school students in grades 9-12 (ages 13 through 18), consistent with the original approvals. No changes regarding enrollment are requested. The High School operates between 7 AM to 6 PM, Monday through Friday, with occasional evening and weekend community events, and weekend outdoor activities. The Athletic Field operates between 7 AM to 9:30 PM daily, 7 days per week. The activities on the Athletic Field end at 9:00 pm and closing/clean-up may continue until 9:30 pm. The Athletic Field's lighting automatically dims starting at 9:15 pm and turns off completely at 9:30 pm. There is no covered gymnasium or multi-purpose room, and no such uses are proposed. As there is no construction or expansion in use, there is no change in the parking layouts or requirements.

The subject property is located within Subarea "D" of the Vermont/Western Station Neighborhood Area Plan ("Vermont/Western SNAP") Specific Plan, which designates the site as "Light industrial Commercial." Section 10.A of the Vermont/Western SNAP restricts uses in Subarea "D" to CM Zone uses. Schools are permitted with a Conditional Use Permit in the CM Zone and in the underlying MI Zone. Standalone athletic fields are permitted by right in both the underlying zone and the Specific Plan. The existing structures and facilities were previously determined to be in conformance with the Vermont/Western SNAP, as evidenced by the prior approvals (CPC-2004-2400-CU-SPE-SPP, DIR-2011-752-SPP and CPC-2004-2400-CU-SPE-SPP-PA1). The establishment of operational conditions related to the athletic field are also in conformance with the Vermont/Western SNAP.

Construction of the existing High School was completed in November 2007, under Certificate of Occupancy/Permit No. 04010-10000-04947. According to the Certificate of Occupancy, the

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High School is a 2-story building with 33,726 square feet of floor area and includes 46 parking spaces, in compliance with the original Planning Department approvals issued under CPC-2004-2400-CU-SPE-SPP in September of 2004. During the permit process, the High School's campus was modified to abandon the previously proposed parking structure and sports deck, identified in Exhibit A and approved under 04010-10000-049479, and replaced with a surface parking lot providing 46 at-grade parking spaces. The driveway exit onto Silverlake Boulevard was also abandoned (never constructed) between the issuance of the entitlements and the issuance of the building permits and Certificate of Occupancy. At the time the approvals were issued the City determined that the existing 46 parking spaces are 10 spaces more than the required 36 spaces for the project.

The construction of the Athletic Field was completed in September of 2010, under Permit No. 08020-10000-03252 and the related Certificate of Occupancy, and in compliance with Department of City Planning approvals issued under Case File Nos. CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP. The Athletic Field consists of a turf soccer field with lighting, a basketball court with lighting, and a single structure containing bathroom facilities, an office area and equipment storage.

The underlying Athletic Field property was purchased by Grupo Nuevo in January of 2008. Subsequently, in July of 2009, Grupo Nuevo was approved for a Community Block Grant to fund the construction of the Soccer Field. Under this agreement with the City of Los Angeles, Grupo Nuevo was required to construct the Soccer Field and is required to serve 640 high school students and residents in the community per year and have daily open operating hours between the hours of 8:00 am and 9:00 pm. The City has generally performed annual inspections of the Athletic Field, and as of its most recent inspection on January 20, 2020, the City concluded that Group Nuevo and Camino Nuevo Charter Academy's Dalzell Lance campus continues to operate in compliance with the contract as it has fulfilled 100% of its program performance goals by maintaining operating hours and serving 2302 students and individuals in the prior year (2019).

Under ordinary circumstances (i.e. prior to the Covid-19 global pandemic), the regular open hours/hours of operation of the Soccer Field were as follows: (i) Mondays through Fridays: 7:00 am – 9:30 pm; (ii) Saturdays: 8:00 am – 9:30 pm; and (iii) Sundays: 7:30 am – 9:30 pm. It should be noted that activity on the Athletic Fields ends at 9:00 pm and closing/clean-up may continue until 9:30 pm. The field lighting begins to dim at 9:15 pm and automatically turns off at 9:30 pm.

Camino Nuevo Dalzell-Lance High School generally uses the Soccer Field on Mondays – Fridays during a typical school year at the following times: (i) 8:45 am – 10:45 am; (ii) 11:35 am – 12:15 pm; (iii) 12:45 pm – 2:00 pm; and (iv) 3:30 pm – 5:15 pm. Additionally, the nearby Central City Value High School walks to and generally uses the Athletic Field during the regular school year on Mondays – Fridays at the following times: (i) 7:45 am – 8:45 am; (ii) 10:45 am – 11:35 am; (iii) 12:15 pm – 12:45 pm; (iv) 2:00 pm – 3:30 pm; and (v) Tuesday, Wednesday, Thursday 5:30

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pm – 7:00 pm (Fall only). There are some shared/alternate uses between the schools between 7:45 and 8:45 am on Mondays through Fridays, and class times are on a slightly different schedule on Wednesdays, which is why the specified time frames are general in nature.

The Athletic Field is open to the community during all non-school operating hours, upon check-in at the entrance. The soccer field and/or basketball court may be reserved by local community leagues, as described below, but the Athletic Field's facilities and areas on the periphery can continue to be utilized by community members during this time and at times when the basketball court/soccer field is not reserved. Additionally, there are hours when there is no organized basketball or soccer play when the Athletic Field can be used for general use/play, as follows: (i) Monday & Wednesday: 7:00 pm – 8:00 pm, in addition the Soccer Field may invite an instructor to hold no-cost soccer trainings for local youth; (ii) Saturdays: 1:00 pm until 4:00 pm; and (iii) Sundays: 11:00 am until 3:00 pm. The soccer field is used by several youth leagues (generally ages 6-15), and by pick-up soccer organizations that are open for the community to join on a first come basis (generally age 16 – adult), as well as adult pick-up leagues (ranging from age 16-seniors). Overwhelmingly, the participants are from the immediate surrounding community. The participants are, by a large majority, from zip code areas that are within a 3-mile radius from the site. Camino Nuevo's parking lots are available during non-school hours with a gate remote that is opened/closed by the hired security guard.

Overall, the Athletic Field operations not only allow for High School physical education classes and organized sports for the High School youth, but also support community health and wellbeing by providing well maintained and safe facilities for the adjacent community to participate in recreational basketball and soccer activities. Soccer and basketball are the world's most popular sports and there are limited basketball courts and no other dedicated soccer fields providing recreational opportunities for students or for youths, adults and seniors in the community. The use of the Athletic Field for recreational basketball and soccer leagues and pick-up games, with the field maintenance and security expenses paid for by Grupo Nuevo, is an invaluable community asset. Regular exercise and participation in recreational sports is beneficial to not only physical health, but also to the social, emotional and mental wellbeing of participants.

The pick-up and league organizations generally reserve the Athletic Field's facilities for practices and games and pay a minimal fee for the usage. Grupo Nuevo operates the Athletic Field at a net loss annually. Net losses increased during the 2019/2020 fiscal year as a result of the hiring a security guard to be onsite during non-school hours when the Athletic Field is open (even before taking into account the COVID-19 pandemic), largely due to safety concerns from the proliferating homeless encampments along the adjacent freeway and related property damage. The unarmed security guard was hired to be onsite from 6 pm to 10 pm on weekdays and from 8 am – 9:30 pm on Saturdays and Sunday during the 2019/2020 fiscal year. The security guard is not a requirement under any condition of approval or a part of the school's safety and security plan.

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For unknown reasons, at the time the Athletic Field was approved in 2009 no description or operational plan was considered as part of the determination letter, and there were no conditions specific to the Athletic Field use/operations. Accordingly, through this Plan Approval, the Applicant would like to formalize its existing and proposed operations so that it can continue to provide community services and maintain compliance with its Block Grant Funding agreement with the City of Los Angeles. The following operations for the Athletic Field are requested:

- Daily use of the Athletic Field between the hours of 7:00 am until 9:30 pm (7 days per week). The activities on the Athletic Field end at 9:00 pm and closing/clean-up may continue until 9:30 pm. The lights automatically dim starting at 9:15 pm and turn off completely at 9:30 pm.
- Use of the Athletic Field by two or more public charter schools for physical education and sport programming during regular school hours – 7:00 am to 7:00 pm (Monday through Friday).
- Use of the Athletic Field after school instructional hours to hold school league games with attendance limited to students and their families, so long as the High School's parking lot is made available for parking.
- Use of the Athletic Field by local community youth or adult league/pick-up basketball or soccer teams after school hours and on weekends and holidays. League basketball and soccer games are limited to the hours of 5:00 pm - 9:30 pm on Mondays-Fridays, and 7:00 am – 9:30 pm on Saturdays and Sundays and holidays. The activities on the Athletic Field end at 9:00 pm and closing/clean-up may continue until 9:30 pm. The lights automatically dim starting at 9:15 pm and turn off completely at 9:30 pm. The High School's parking lot is available for parking.
- Use of the Athletic Field and parking lot for special events and community events on weekends and holidays between the hours of 7:00 am – 9:30 pm (such as farmer's markets, outdoor craft fairs, mobile medical and community health clinics, filming, outdoor movies, etc.) The activities end at 9:00 pm and closing/clean-up may continue until 9:30 pm.

Additionally, since the property is being reviewed through this Plan Approval, we believe it makes sense to modify/clarify the following conditions of approval to reflect the existing conditions that are in compliance with building permits and certificate of occupancies that were issued for the High School and Athletic Field (which required the Planning Department to make consistency determinations as part of the clearance process). The following conditions of approval, which are stated/re-stated for the High School in the City's approvals, require attention to address existing conditions and operations requested as part of this application.

- **Site Plan.** *The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit A and dated August 19, 2004. Minor*

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deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

(CPC-2004-2400-CU-SPE-SPP, COA A.2.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP; COA 55)

Modifications to the Site Plan labeled Exhibit A were approved during plan check and are reflected on the Certificate of Occupancy (Permit Nos. 04010-10000-04947, 04010-10001-04947, and 04010-10002-04947). Specifically, the previously proposed parking structure and sports deck, identified in Exhibit A and approved under 04010-10000-04947, were replaced with a surface parking lot providing 46 parking spaces on grade with a revised accessible path of travel. Additionally, the driveway exit onto Silverlake Boulevard was abandoned (never constructed) between the issuance of the entitlements and the issuance of the building permits/certificate of occupancy.

Accordingly, the Site Plan in Exhibit A should be updated to reflect the existing permitted conditions. As there is no construction or expansion in use, additional parking spaces are not required.

- **Traffic and Circulation.** *The project shall comply with the following conditions:*
 - c. *Provide for two lane on-site drop-off area as shown on Exhibit "A"*
 - d. *Designate vanpool or bus staging area/exiting areas to occur in the parking lot and exit onto Silver Lake Boulevard.*
 - f. *Limit the exit way from the parking area onto Silver Lake Boulevard to "right turn only".*

(CPC-2004-2400-CU-SPE-SPP, COA A.6.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP; COA 59)

The High School has never utilized the onsite pick-up/drop-off area, as there is limited need and this space is better used to serve the large number of students that walk on/off campus on their way to and from campus. The High School would like to formally abandon this pick-up/drop-off area and use it instead for pedestrian movements and an open area. The limited pick-up/drop-off would instead take place in a loading zone in front of the campus along the public right-of-way. Gates are currently installed at the front entrance and at the exit of the onsite drive aisles. No construction or physical improvements are necessary to abandon the pick-up/drop-off lanes. The conditions related to onsite pick-up/drop-off area should be struck.

A vanpool space is available in the parking lot, but the driveway exit onto Silverlake Boulevard was abandoned (never constructed) between the issuance of the entitlements and the issuance of the building permits/certificate of occupancy. Accordingly, conditions related to circulation onto Silver Lake Boulevard should be struck.

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- **Hours of Operation.** *Normal hours of operation for the school shall be between 7:00 a.m. to 6:00 p.m. Monday through Friday. Occasional night community meetings and school related events shall be permitted. Weekend use of the outdoor play areas shall be permitted provided there is adult supervision at all times during its use. (CPC-2004-2400-CU-SPE-SPP, COA A.7.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1, COA & DIR-2008-4488-SPP; COA 60)*

There is no issue with the hours of operation for the High School site, but the approvals are silent on the specific conditions for operation for the Athletic Field. Accordingly, the Applicant would like to establish operational conditions that allows Camino Nuevo/Owner to maintain compliance with its Block Grant Funding agreement with the City of Los Angeles. The following describe the operations at the Athletic Field:

- Daily use of the Athletic Field between the hours of 7:00 am until 9:30 pm (7 days per week). The activities on the Athletic Field end at 9:00 pm and closing/clean-up may continue until 9:30 pm. The lights automatically dim starting at 9:15 pm and turn off completely at 9:30 pm.
 - Use of the Athletic Field by two or more public charter schools for physical education and sport programming during regular school hours – 7:00 am to 7:00 pm (Monday through Friday).
 - Use of the Athletic Field after school instructional hours to hold school league games with attendance limited to students and their families, so long as the High School's parking lot is made available for parking.
 - Use of the Athletic Field by local community youth or adult league/pick-up basketball or soccer teams after school hours and on weekends and holidays. League basketball and soccer games should be limited to the hours of 5:00 pm - 9:30 pm on Mondays-Fridays, and 7:00 am – 9:30 pm on Saturdays and Sundays and holidays. The activities on the Athletic Field end at 9:00 pm and closing/clean-up may continue until 9:30 pm. The lights automatically dim starting at 9:15 pm and turn off completely at 9:30 pm. Use is permitted so long as the High School's parking lot is made available for parking.
 - Use of the Athletic Field for and parking lot for special event and community events on weekends and holidays between the hours of 7:00 am – 9:30 pm (such as farmer's markets, outdoor craft fairs, mobile medical and community health clinics, filming, outdoor movies, etc.) The activity ends at 9:00 pm and closing/clean-up may continue until 9:30 pm.
- **Special Events.** *The school shall not host athletic games, fund raisers, or lease the site for any other event other than for the attendance of the students, teachers, and parents. CPC-2004-2400-CU-SPE-SPP, COA A.8.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP; COA 61)*

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The condition was put in place as part of the High Schools approval when a parking structure with rooftop amenity/sport deck was contemplated at the east end of the property. During the permit process, the High School's campus was modified to abandon the previously proposed parking structure and sports deck and replaced it with surface parking lot providing 46 at-grade parking spaces, as approved under Building Permit No. 04010-10001-049479 and the related Certificate of Occupancy. At the time the Athletic Field was constructed, under a separate approval and in 2009, this condition was restated to apply to the High School portion, but it does not apply to the Athletic Field.

Furthermore, this condition is inconsistent with the operating agreement in place with the City of Los Angeles for the Community Block Grant, which was used to construct the Athletic Field Facilities. Under this agreement with the City of Los Angeles, Grupo Nuevo was required to construct the soccer field and is required to serve 640 high school students and residents in the community per year and have daily open operating hours between the hours of 8:00 am and 9:00 pm. The City has generally performed annual inspections of the Athletic Field, and as of its most recent inspection on January 20, 2020, the City concluded that Group Nuevo and Camino Nuevo Charter Academy's Dalzell Lance campus continues to operate in compliance with the contract as it has fulfilled 100% of its program performance goals by maintaining the requisite operating hours and serving the requisite students immediate community members in the prior year (2019).

Additionally, the High School's Parking lot and Athletic Field facilities are an asset to the community and having any special event prohibition similar to this condition removes opportunities for the High School's Parking lot and Athletic Field facilities to provide valuable community services. Accordingly, the Applicant would like to establish operating conditions that allow the use of the Athletic Field for community events on weekends and holidays between the hours of 7:00 am – 9:30 pm (such as farmer's markets, outdoor craft fairs, mobile medical and community health clinics, filming, outdoor movies, etc.)

- **Loading.** *Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. (CPC-2004-2400-CU-SPE-SPP, COA C.2.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP; COA 64)*

A majority of the High School students arrive and leave school each day by taking public transportation, walking, or bicycling/skateboarding. Only a small number of students are dropped off each morning and less than half of those students are picked up after

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school on an average day. The existing High School campus site has a two-lane pick-up/drop-off area, however this has never been utilized. It has not been utilized in the past because pick-up/drop-offs do not occur at a high volume and the drive lanes are very close to the campus entrance/exit gates, so many drivers do not want to intrude on the onsite areas. Accordingly, the High School would like to formally abandon this pick-up/drop-off area and use it instead for pedestrian movements and open area/lunch area. The limited pick-up/drop-off would instead take place in a loading zone in front of the campus along the public right-of-way along where there is more than sufficient area for the limited number of pick-up and drop-offs. Gates are currently installed in front entrance and at the exit of the onsite drive aisles. No construction or physical improvements are necessary to abandon the pick-up/drop-off lanes.

Loading for all other activities, such as equipment and food deliveries may occur in the parking lot area on the east end of the campus. As a result, the loading language should be clarified to relate to campus operational loading/unloading activities, and separate conditions should be established to allow the limited High School student pick-up/drop-off to occur in the existing loading areas in front of the campus along the sidewalk.

- **Light Mounting Height.** *A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.*
(CPC-2004-2400-CU-SPE-SPP, COA C.20.; and restated Condition of Approvals in CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP; COA 89)

As Part of the prior CPC-2004-CU-SPE-SPP-PA1 & DIR-2008-4488-SPP the Site Plans and Building Permit plans clearly indicate field lighting that is approximately 40 feet above surface level and is operated after school hours until 9:30 pm each evening. The lights automatically dim at 9:15 pm and turn off completely at 9:30 pm. In previous approvals, this condition was imposed as part of the High School's security lighting measures and was restated to apply to the High School portion, however, it does not apply to the Athletic Field and should be clarified accordingly.

Findings

- 1. 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 project enhances the built environment and provides a service that is essential and beneficial to the community, City, and region. The existing High School and Athletic Field are desirable and provide several benefits which will be maintained as part of this approval.

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The existing school campus is an important community asset in its location by providing a personalized teaching environment featuring smaller class sizes, extended school year, music, art, dance classes, sports and physical education, after school programs, and parenting programs. This Plan Approval request is solely intended to clarify the operations of the Athletic Field to allow it to operate in compliance with the 2009 Community Block Grant agreement with the City of Los Angeles, and clarify existing conditions of approval to reflect ongoing operations since the High School began operating in 2007 and the beginning of the Athletic Field's operations in 2010. The existing High School and Athletic Field facilities are fully constructed and no physical/construction changes are proposed or required.

In July of 2009, Grupo Nuevo received a Community Block Grant from the City of Los Angeles to fund the construction of the Soccer Field. Under the agreement, Grupo Nuevo was required to construct the Soccer Field and is required to serve 640 high school students and residents in the community per year and have daily open operating hours between the hours of 8:00 am and 9:00 pm. The City has generally performed annual inspections of the Athletic Field, and as of its most recent inspection on January 20, 2020, the City concluded that Group Nuevo and Camino Nuevo Charter Academy's Dalzell Lance campus continues to operate in compliance with the contract as it has fulfilled 100% of its program performance goals.

The Athletic Field is open to the community during all non-school operating hours, upon check-in at the entrance. The soccer field and/or basketball court may be reserved by local community leagues, as described below, but the Athletic Field's facilities and areas on the periphery can continue to be utilized by community members during this time and at times when the basketball court/soccer field is not reserved. Additionally, there are hours when there is no organized basketball or soccer play when the Athletic Field can be used for general use/play, as follows: (i) Monday & Wednesday: 7:00 pm – 8:00 pm, in addition the Soccer Field may invite an instructor to hold no-cost soccer trainings for local youth; (ii) Saturdays: 1:00 pm until 4:00 pm; and (iii) Sundays: 11:00 am until 3:00 pm. The Athletic Field facilities are used by several youth leagues (generally ages 6-15), and by pick-up soccer organizations that are open for the community to join on a first come basis (generally age 16 – adult), as well as adult pick-up leagues (ranging from age 16-seniors). Overwhelmingly, the participants are from the immediate surrounding community. The participants are, by a large majority, from zip code areas that are within a 3-mile radius from the site. Camino Nuevo's parking lots are available during non-school hours with a gate remote that is opened/closed by the hired security guard.

The establishment of the operational conditions established under this Plan Approval request reflect the typical operations since the High School began operating in 2007 and the beginning of the Athletic Field's operations in 2010. As such, there will be no changes or impacts to the community. Instead, the establishment of the operational conditions for the Athletic Field will ensure that the existing High School and Athletic Field continue to provide facilities and services that is essential and beneficial to the community and City.

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- 2. 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.***

Maintaining the existing High School and Athletic field uses are not out of character with the existing neighborhood. All of the facilities and improvements are existing and no construction is proposed or required.

Although industrially zoned, the immediate neighborhood is characterized by low scale commercial and multi-family uses. The layout of the existing site improvements was designed to harmonize with existing and potential new uses and development in the surrounding community. The High School and Athletic Field were designed to be in conformance with the Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan.

The existing High School is physically separated from surrounding properties and is bordered on all four sides by public streets. Similarly, the Athletic Field is located directly north of the High School campus and is comprised of the majority of an existing city block. The 101 Highway, surrounding streets and the adjacent commercial uses act to buffer the site from the nearby residential neighborhoods. The primary users of the High School and Athletic Field come from the surrounding residential community, and the majority of the students either walk to school or take public transportation. Historically, student drop-offs and pick-ups by car have been very minimal and have taken place along Temple Street; accordingly, the on-site student pick-up/drop-off area is being abandoned and the limited pick-up/drop-off will continue on Temple Street in the parking and loading zones without interference with the traffic flow.

Furthermore, the Athletic Field operations not only allow for High School physical education class and organized sports, but also supports community health and wellbeing by providing well maintained and safe facilities for the adjacent community to participate in recreational soccer activities, the world's most popular sport. Participation in recreational sports is beneficial not only to physical health, but also to emotional and mental wellbeing if participants. The Athletic Field is open to the community during all non-school operating hours, upon check-in at the entrance. The soccer field and/or basketball court may be reserved by local community leagues, as described below, but the Athletic Field's facilities and areas on the periphery can continue to be utilized by community members during this time and at times when the basketball court/soccer field is not reserved. Overwhelmingly, the participants are from the immediate surrounding community. The participants are, by a large majority, from zip code areas that are within a 3-mile radius from the site. Additionally, there are hours when there is no organized soccer when the Athletic Field can be used for general use/play during the weekdays and the weekends.

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Establishing operational conditions that reflect the historic use and community services is entirely compatible with the existing facilities and community. It does not adversely affect adjacent property, and instead boosts the surrounding properties and enriches the surrounding community.

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

The proposed project will be in harmony with the various elements and objectives of the General Plan and Vermont/Western Station Neighborhood Area Plan ("Vermont/Western SNAP") Specific Plan.

The subject property is located within the area covered by the Wilshire Community Plan. The existing Wilshire Community Plan designates the property as "Limited Manufacturing." The existing zoning on site is MI-1 and consistent with the land use designation. The site is also located within the Vermont/Western SNAP.

Although industrially zoned, the immediate neighborhood is characterized by low scale commercial and multi-family uses. The general layout of the site improvements was designed to harmonize with existing and potential new uses and development in the surrounding community. The existing High School and Athletic Field and the clarified operations are in conformance with the Vermont/Western SNAP. The prior environmental review and construction ensure that there are no adverse environmental impacts upon the surrounding community.

The subject property is located within Subarea "D" of the Vermont/Western SNAP and designates the site as "Light industrial Commercial." Section 10.A of the Vermont/Western SNAP restricts uses in Subarea "D" to CM Zone uses. Schools are permitted by the zoning and SNAP designation with a Conditional Use Permit. However, standalone Athletic Fields are permitted by right in both the underlying zone and the Specific Plan. The existing structures and facilities were previously determined to be in conformance with the Vermont/Western SNAP. The establishment of operational conditions related to the athletic field are also in conformance with the Vermont/Western SNAP.

The project will be in harmony with the various elements and objectives of the General Plan.

General Plan Text. Chapter III of the Wilshire Community Plan text includes the following relevant land use goal, objective, and policies relating to schools:

Goal 6. Facilitate the provision of public schools and adequate school facilities to serve every neighborhood in the Wilshire Community Plan Area.

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Objective 6-4. Encourage the provision of charter schools, especially in the Wilshire Center area, as an effective method of delivering quality public education facilities at the neighborhood level.

Policy 6-4.1. Recognize the ability of charter schools to effectively provide classroom space in impacted urban areas.

Policy 6-4.2. Encourage the location of charter schools in the Wilshire Center area as a means to alleviate overcrowded school conditions.

Policy 6-4.3. Support the construction of charter schools as being desirable to public convenience and welfare.

The proposed Plan Approval to clarify an existing Conditional Use Permit approval is consistent with these policies in that it allows for the siting and effective operation of a public charter school operated by a non-profit organization that operates other schools in the inner city neighborhoods of Los Angeles. The Plan Approval allows for the operation of recreation fields to be used as part of the school's required physical education program, as well as providing recreational opportunities for the surrounding community.

General Plan Text. Chapter III of the Wilshire Community Plan text includes the following relevant land use goal, objective, and policies relating to recreational facilities:

Goal 4: Provide adequate recreation and park facilities to meet the needs of residents in the Wilshire Community Plan Area.

Objective 4-1: Conserve, maintain and better utilize existing recreation and park facilities which meet the recreational needs of the community.

Policies 4-1.2: Encourage the shared use of other public facilities for recreational purposes.

The program described in the Wilshire Community Plan's text indicates that the Planning Department encourages the Los Angeles Unified School District and the City's Department of Recreation and Parks to continue to develop and implement programs to fully utilize the shared use potential of each of their respective sites. Although the Athletic Field is privately owned by the Applicant and is not considered a public facility in the same way as a public school's grounds, the Applicant seeks to continue to provide recreational opportunities to its students and the surrounding community in a similar manner. The proposed Plan Approval to clarify operations to expressly allow community use of High School's existing the Athletic Field during non-school hours for community recreational opportunities is consistent with these policies.

CAMINO NUEVO CHARTER ACADEMY – DALZELL LANCE CAMPUS

3500 S. TEMPLE STREET, LOS ANGELES, CA 90004

PROJECT DESCRIPTION & FINDINGS

The Plan Approval allows for the operation of recreation fields to be used as part of the school's required physical education program, as well as providing recreational opportunities for the surrounding community.

Based on the forgoing, the project substantially conforms with the purpose, intent and provisions of the General Plan, Wilshire Community Plan and Vermont/Western SNAP.