

**Exhibit C:
Original CPC-2011-1187-CU Conditional Use
Conditions of Approval**

CONDITIONS OF APPROVAL

APPROVED BY THE PLANNING AND LAND USE MANAGEMENT COMMITTEE ON JUNE 5, 2012

A. Entitlement Conditions:

1. **Use** (Modified by Commission). The use of the property shall be limited to a private high school serving grades 9 through 12 with a maximum enrollment of 450 students with no limitation on the number of students per grade and no limit on the number of staff (including part-time). Additionally, the following conditions shall apply:
 - a. The total number of people allowed on the subject site during classroom hours shall not exceed a maximum of 700 persons.
 - b. The total number of people allowed on the subject site after 8:00 p.m. shall not exceed a maximum of 300 persons with the exception of twice a month when the total number of people allowed on site shall not exceed a maximum of 1,000 persons.
 - c. Up to four (4) events per year may exceed 1,000 persons, unless otherwise prohibited by the occupancy requirements of the Los Angeles Municipal Code.
 - d. No outdoor activities shall occur after 9:00 p.m.
 - e. Limited community center services shall be permitted. The subject site shall not be rented as a banquet hall/facility for wedding parties, bar or bat-mitzvah parties or similar events.
2. **Site Plan.** The use of the property shall be limited to and shall be developed in substantial conformance with the site and elevation plans labeled Exhibit "A." Minor adjustments shall be allowed in order to comply with provisions of this approval. Any modifications shall be reviewed and approved by the City Planning Department, prior to the issuance of a building permit.
3. **Parking.** Automobile Parking shall be provided as required by the provisions of Section 12.21-A of the Municipal Code. Bicycle racks shall be installed on the site to accommodate a minimum of forty (40) bicycles. (modified by Commission).
4. **Lighting.** All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude the installation of low-level security lighting.
5. **Plan Approval.** (modified by Commission) The applicant shall file for a Plan Approval in 24 months of the issuance of a Certificate of Occupancy for review of condition compliance and to modify, delete and/or add conditions as may be warranted.
6. **Height.** The height of all buildings and structures on the subject property shall not exceed 45 feet, as defined in Section 12.21.1 of the LAMC. This height limitation excludes the lighting standards, flagpoles, and rooftop equipment. All rooftop equipment and/or duct work that exceeds the roof ridge or parapet wall, whichever is higher, shall

be screened from horizontal view with materials compatible with the design of the structures.

7. **Power Wash** (Added by Commission). The School shall power wash the parking structure two times per year.
8. **Sound Amplification/Noise Control.** There shall be no amplification of sound in any open areas of the project site, except in emergencies (also see Condition 9). The applicant shall prevent the congregation of students within the service/fire driveway area. All doors and windows facing Faust Avenue shall remain closed unless otherwise prohibited by the Fire Code or any other provisions of the Los Angeles Municipal Code.
9. **Public Address, Paging System or Class Bells.** There shall be no outdoor bell. An outdoor speaker paging system shall be utilized in the event of emergencies and emergency drills only.
10. **Hours of Operation.** Facility hours shall be between 7:00 a.m. and 11:00 p.m., Monday through Friday, between 9:00 a.m. and 11:00 p.m. on Saturday, and between 9:00 a.m. and 10:00 p.m. on Sunday, with the exception of indoor sports training which may begin at 6:00 a.m. Monday through Friday. School classroom hours shall be between 7:00 a.m. and 4:00 p.m., Monday through Friday. Community center uses and/or other non-school related uses shall be conducted between 10:00 a.m. and 11:00 p.m., Monday through Friday, between 9:00 a.m. and 11:00 p.m. on Saturday, and between 9:00 a.m. and 10:00 p.m. on Sunday. (also see Condition No. 1).
11. **Landscape Plan.** The proposed project areas of the subject site shall be attractively landscaped and maintained in accordance with an approved landscape plan, which shall be prepared in reasonable consultation with immediate neighbors. The project shall also comply with all applicable provisions of Ordinance No. 170,978.
12. **Transportation and Circulation.** Prior to the issuance of any building permits, the applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.
13. **Fire Department.** Subject property has been investigated by members of the Fire Department and the following conditions shall apply:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - c. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
 - d. Fire lane width shall be no less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- e. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - g. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plan or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213)482-6506.
14. **Bureau of Engineering.** Pursuant to Bureau of Engineering's letter dated August 11, 2011, the applicant shall be required to:

A. Dedication Required:

1. **Vanowen Street** (Secondary Highway) – Accept the 18-foot future street and dedicate an additional 2-foot strip of land along the property frontage to complete a 45-foot half right-of-way in accordance with Secondary Highway Street Standards.
2. **Vicky Avenue** (Local Street) – Accept the southerly 1-foot and easterly 18-foot future street to complete a 27-foot half right-of-way in accordance with Local Street Standards.
3. **Faust Avenue** (Local Street) – None.

B. Improvements Required:

1. **Vanowen Street** – Construct additional 2-foot concrete sidewalk to complete a 12-foot full width sidewalk and repair an broken, off-grade or bad order concrete curb, gutter and sidewalk. Reconstruct all driveways to comply with ADA requirements. Close an unused driveways.
2. **Vicky Avenue** – Construct an access ramp at the southeast corner intersection with Vanowen Street and reconstruct all driveways to comply with ADA requirements. Close any unused driveway.
3. **Faust Avenue** – Remove and reconstruct bad order asphalt pavement adjacent to the curb gutter and any broken, off-grade sidewalks, curb and gutter adjacent to the property. Reconstruct all driveways to comply with ADA requirements and close any unused driveways.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street services. The applicant should contact the Urban Forestry Division for further information (213) 847-1551.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213)847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

4. No major drainage problems are involved.
5. Sewer lines exist in Vanowne Street and Vicki Avenue. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

Any questions regarding these conditions may be directed to Quyen M. Phan (213) 202-3488.

15. **Department of Transportation:** Pursuant to Department of Transportation's letter dated March 5, 2012 (revised from October 31, 2011) the applicant shall be required to:

A. Mitigation Measures: See Condition B. "Environmental Conditions."

B. Highway Dedications and Improvements

1. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.37-A (Highway Dedications and Improvements), existing street dimensions adjacent to the project were reviewed. The Bureau of Engineering (BOE) issued a letter to the Department of City Planning on August 8, 2011 with recommendations concerning project adjacent infrastructure improvements. DOT concurs with these recommendations.

Required improvements within existing or designated roadways shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project, and shall be completed to the satisfaction of DOT and BOE prior to the issuance of any Certificate of Occupancy.

Also see noted DOT letter dated March 5, 2012 for further details.

C. Site Access and Internal Circulation

1. The parking layout plan shall include the adjacent roadway curbs and show all driveways as well as any structure or off-site driveway within 25 feet of a project driveway.
2. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with the vehicular-accessible width "W" shown on the plan as 30 feet for two-way access or 16 feet for one-way access. Note that the "W" dimension is less than that of the total curb cut, as it excludes the side slopes.

Also see DOT Clearance Guidelines in DOT's letter dated March 5, 2012.

16. **Condition Compliance Advisement.** The school shall advise parents and students of the various conditions of this grant with regards to traffic, safety, cross-walk utilization, parking, and other conditions pertaining to the use and access of the subject property. Such advisement may in the form of a handbook and other appropriate methods (i.e., orientations, signage, etc.).

17. **Security.** The applicant shall provide a Security Plan, which shall include an evacuation plan, to the Los Angeles Police Department for review. Security cameras shall be installed, operated, and positioned in a manner that does not infringe upon the privacy enjoyed by neighboring single family residences.
18. **Community Relations.** The school administration shall designate a community liaison to respond to community concern(s) regarding the subject property, to provide notification to the immediate neighbors of any special event and to respond to questions concerning these events and other school activities. A 24-hour "hot line" phone number for the receipt of concern(s) from the community regarding the subject facility shall be provided to the immediate neighbors, local neighborhood association, and the Neighborhood Council. The community liaison shall be required to respond within 24 hours of any concern(s) received at this hotline. A sign shall be posted in a conspicuous location with contact information for the school representative designated to receive comments from the public. In addition, a designated security telephone number will be posted for off-hour emergencies.
19. **Solid Waste.** Trash and recycling bins shall be provided at appropriate locations throughout the subject site, including the parking lot area.
20. **Trash Collection and Deliveries.** Trash collection from and deliveries to the site shall occur no earlier than 8:00 a.m. and no later than 7:00 p.m. Deliveries occurring outside of normal delivery hours, if any, shall be made to the front of the building.
21. **Vicky Avenue Homes.** The two (2) homes located at 6720 Vicky Avenue and 6726 Vicky Avenue, which are included in the conditional use permit project site, shall not be demolished for a minimum of three (3) years following the issuance of a Certificate of Occupancy for this application. In the event the school decides to demolish the homes, the school shall apply for the appropriate entitlement application for submittal to the City to amend, modify or revise the terms of this grant. The school shall provide the neighboring community with reasonable notice before filing that application with the City of Los Angeles. (Volunteered by the applicant)
22. **School Traffic Rules.** The school community (students, staff, and parents) shall adhere to rules which are intended to maximize safety and mitigate traffic impacts in the surrounding neighborhood. From time to time, the school shall adopt a schedule for drop-off and pick-up of students during which the following rules shall apply:
 - a. Vicky Avenue: U-turns on Vicky Avenue, parking, and blocking Vicky Avenue are prohibited. Department of Transportation, upon its approval, will place "Keep Clear" street marking adjacent to the Vicky street entrance and post "Do Not Block Intersection" signage.
 - b. Sale Avenue, Archwood Street and Faust Avenue: Parking on Sale Avenue between Victory Boulevard and Vanowen Street, Archwood Street and Faust Avenue is prohibited. Driving and U-turns on Sale Avenue, Archwood Street and Faust Avenue are prohibited during and for 30 minutes before and after drop-off, pick-up, athletic events, and other special events.
 - c. Fallbrook Avenue: U-turns originating on Vanowen Street are prohibited during and for 30 minutes before and after drop-off, pick-up, athletic events, and other special events.

- d. Shoup Avenue: U-turns originating on Vanowen Street are prohibited during and for 30 minutes before and after drop-off, pick-up, athletic events, and other special events.
 - e. Vanowen Street: There shall be no drop off or pick up allowed on Vanowen Street, except for buses stopped in a designated bus loading/unloading zone. Department of Transportation, upon its approval, shall place appropriate "school zone" and bus loading/unloading signage along Vanowen Street.
 - f. School traffic monitors, which may be employees of the school or volunteers, shall be on-duty during drop-off and pick-up at the following locations:
 - i. Vanowen Street / Vicky Avenue
 - ii. Vanowen Street, east side of building
 - iii. Vanowen Street, entrance and exit to property
 - iv. Drop-off area
 - v. Queuing area in parking lot
 - g. School monitors shall be on duty when students are crossing Vanowen Street between the school site and Shadow Ranch Park for school activities. Students shall be required to use designated crosswalks.
 - h. School officials shall communicate these rules to the school community and request that the school community abide by them. School officials, traffic monitors, and security personnel shall strive to enforce these rules by monitoring the surrounding streets for traffic flow and unpermitted parking.
23. **Buses.** The school shall continue to offer buses to transport students to and from the school. A loading and unloading area is incorporated into the site plan in order to mitigate the congestion of traffic on Vanowen Street and keep Vicky Avenue clear. The school shall encourage the use of buses, carpools, and public transportation by its students and employees.
24. **School / Neighborhood Meetings.** School representatives shall meet with neighbors every ninety (90) days for the first year of school operation. School representatives shall meet with neighbors on at least an annual basis thereafter.
25. **Stormwater.** Prior to the issuance of a Certificate of Occupancy permit, the project shall demonstrate compliance with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494. The appropriate design and application of Best Management Practice (BMP) device(s) and facilities to satisfy the stormwater mitigation plans, shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. The applicant or representative of the project shall contact the Watershed Protection Division as early as possible to identify the appropriate site of the BMP. More Information may be obtained at www.lastormwater.org.

B. Environmental Mitigation Conditions

26. The intersection of Victory Boulevard and Shoup Avenue will be mitigated to a less-than-significant level by reducing the net vehicle trips produced by the school following the implementation and monitoring of a Transportation Demand Management (TDM) program. To meet this goal, the program shall include a school bus service that serves a daily average of no less than 35 students per school day. The monitoring component of the TDM program shall include verification of the number of students served by the school buses, and annual reports shall be made available to DOT and the Department of City Planning upon request.
27. All Student drop-off and loading shall take place on site, with the sole exception of a school bus loading zone on Vanowen Street that shall be used exclusively by the school buses. Under no circumstances shall student drop-off or loading from privately owned vehicles be permitted on any public street.
28. The school shall prepare a student drop-off and pick-up plan that will be reviewed by DOT. To provide adequate queuing space, the plan must include provisions to require vehicles to first circulate through the main parking lot before reaching the loading/unloading area for two one-hour periods each school day, one starting 30-minutes before classes begin and the other starting 30-minutes before final dismissal. If the school bus loading zone is not available for use, then buses and vans having a capacity of at least eight (8) students shall be exempt from this requirement.
29. The TDM plan shall also include provisions for penalties for parents who do not follow the drop-off and pick-up rules. The plan shall also include a site plan of the school clearing designating the loading/unloading areas as well as the peak drop-off period circulation scheme.

C. Construction Measures

30. A sign is required to be placed on-site (Vanowen Street, Vicky and Faust Avenues) which clearly states a contact/complaint telephone number that provides a contact to a live voice (not a recording or voice mail), during all hours of construction, the construction site address, and the Conditional Use Permit Case Number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
31. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
32. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
33. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
34. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
35. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

36. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
37. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

D. Administrative Conditions

38. **Grant.** This Conditional Use grant is non-transferable and shall have no expiration date except as provided under Sections 12.24-M, 12.24-P and 12.24-Q of the Los Angeles Municipal Code.
39. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
40. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.
41. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
42. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
43. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
44. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
45. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
46. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and

which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

47. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.