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December 19, 2012

LOS ANGELES CITY COUNCIL
Planning & Land Use Management (PLUM) Committee
Attention: City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Re: **New West Charter School (NWCS) – 1905, 1911 & 1915 S. Armacost Ave.**
CPC-2011-1923-CU-SPR – CD11

To the Los Angeles City Council:

On 11/28/12, the West L.A. Neighborhood Council (WLANC) Board of Directors held a public meeting which discussed the New West Charter School (NWCS), a school that in September 2012 relocated from Pico Blvd. to a residential neighborhood on S. Armacost Ave. Previously on 12/14/11, the WLANC voted unanimously (13 – 0) to oppose the NWCS relocation to the present site.

At the 11/28/12 meeting, certain issues regarding NWCS were brought to the attention of the WLANC by neighborhood residents. Based upon the information obtained from these residents, the WLANC voted unanimously to request that the NWCS Conditional Use Permit be revoked. Please accept this letter as a formal complaint and request that the NWCS Conditional Use Permit be revoked.

Residents assert that a Certificate of Occupancy (C. of O.) allowing the school to open in September 2012 may have been improperly issued or issued in error. According to the Conditions of Approval adopted by the City Council on 3/20/12, certain conditions must be satisfied before the issuance of any building permits or C. of O. Residents assert that the following conditions were not complied with or satisfied prior to the issuance of building permits and/or a C. of O., as follows:

1. Condition No. 8, Emergency Procedures, required that an Emergency Procedures Plan be established to the satisfaction of the Police and Fire Depts., prior to the issuance of a C. of O.
2. Cond. No. 12, West LA TIMP Specific Plan, required the owner of the property to sign and record a Covenant and Agreement prior to the issuance of any building permit.
3. Cond. No. 13 (f) required final DOT approval of detailed site/driveway plans before the submittal of building plans for plan check and before any building permits were issued.

4. Cond. No. 15 (e) required NWCS to submit evidence of secure off-site parking lot locations for pick-up/drop-off activities to City Planning and CD11, prior to the issuance of a C. of O.
5. Cond. No. 15 (j) required NWCS to submit a full Traffic Management & Monitoring Program (TMMP) to City Planning and DOT for review and approval, prior to the issuance of any C. of O.
6. Condition No. 18 (a) required NWCS to submit an itemized breakdown of all recreational programs with locations & times to City Planning and CD11, prior to the issuance of any C. of O.

Residents also assert that on numerous occasions, NWCS has not complied with the certain mandated conditions since NWCS opened in September 2012, as follows:

1. Buses transporting students are not loading/unloading onsite or are loading/unloading on the adjacent street where parking or standing is prohibited (red zone on curb).
2. Buses and parents are accessing and leaving the site using residential streets in violation of the TMMP.
3. Vehicles are accessing and leaving the site using the wrong driveways in violation of the TMMP.
4. Vehicle monitors and crossing guards are not always present at required locations, in violation of the TMMP.
5. Parents are dropping off students in locations other than at approved, secure, off-site parking lot locations, in violation of the TMMP.
5. Parents and students using the off-site parking lot locations in an unsafe and improper manner.
6. The site parking lot is being used by students for recreational purposes, instead of for parking.
7. Students are playing and loitering in the alley next to the site.

Based upon the above, on 11/28/12, the WLANC voted unanimously to request that the NWCS Conditional Use Permit be revoked. Please accept this letter as a formal complaint and request for a hearing and that the NWCS Conditional Use Permit be revoked.

Jhandal

Jay Handal
Chair, West L.A. Neighborhood Council