



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

May 11, 2018

Via Email

Councilmember Paul Koretz

200 N. Spring Street, Suite 440

Los Angeles, CA 90012

Re: Proposed Development by RBM of California, Inc.

3568 Motor Avenue, Los Angeles, CA 90034

Councilmember Koretz,

Since the fall of 2017, District representatives have been in discussion with the principals of RBM of California (Developer), particularly Mr. Hiro Kobayashi, and his consultants regarding the planned 42 unit mixed use development at 3568 Motor Avenue, Los Angeles, CA 90034 ("Building") adjacent to Palms Elementary School, which is located at 3520 Motor Avenue, Los Angeles CA 90034 ("School"). The School and the Building site are separated by a twenty foot wide alley. The Building is currently designed to be setback approximately twenty feet from the southern property boundary of the School, including the alley.

Mr. Kobayashi and his team have been very cooperative and provided District staff with all of the information we have requested in an effort to determine the potential impacts, if any, the development of the Building would have on the School, students and staff. As a result of our discussions the Developer has agreed to implement a number of safety measures that will benefit the School, including, but not limited to:

- Perform demolition over the winter 2017 break when School is out and students, teachers and staff are not present (COMPLETED)
- Include the alley behind the school in the construction fencing plan, which will deter illegal dumping, criminal activity and homeless camps (COMPLETED)
- Prior to commencing construction of the Building, erect a temporary safety and noise barrier on the Building site approximately twenty feet south of the School property line, at their sole cost and expense and maintain this safety barrier for the duration of the construction of the Building.
- Begin excavation and construction activities over the summer break when students, teachers and staff are not present (This assumes they begin construction this summer. If



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the building permit is delayed, we would not expect the Developer would place their project on hold for another full year).

In an effort to avoid potential impacts that the proximity of the Building may have on the School, we are considering making changes to the kindergarten playground area, constructing a concrete block wall at the south property line and trash area, providing additional landscaping, as well as striping for a new staff parking area and installing new fencing and gates. In addition, we are considering making improvements to four classrooms, primarily occupied by the Deaf and Hard of Hearing (DHH) program for students with special needs, and for any other priorities as determined by District and the School.

The Developer has agreed to donate \$500,000 to the School ("Donation") in the hopes of providing a tangible benefit for the School and its students with some of the changes described above, and for any other priorities as determined by the School and District. The Donation would only be made if a building permit(s) for the Building is issued by the City of Los Angeles. The Developer has also agreed that, other than a temporary safety barrier, they will not commence construction of the Building until it has delivered the Donation to District.

The acceptance of the Donation requires approval by the Board of Education ("BOE") and is scheduled to be heard at the June 12 BOE meeting. We anticipate that the BOE will favorably approve the acceptance of the Donation.

Please feel free to contact me if you have any questions.

Regards,

A handwritten signature in black ink that reads "Al Grazioli".

Al Grazioli

Asset Development Director

Cc: Mr. Hiro Kobayashi

Donna Kanemaru