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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2022-5866-MND

Project Location: 15526-15544 Plummer Street, Los Angeles, California 91343

Project Description: Bright Star Schools (the "Applicant") proposes to redevelop the site located at 15526-15544 Plummer Street ("Project Site" or "Site"), which encompasses approximately 2.06 acres (approximately 89,629 square feet [sf]), into an elementary school. The Site consists of two parcels identified by Assessor Parcel Number (APN) 265-601-5007, which is approximately 1.30 acres in size, and APN 265-601-5008, which is approximately 0.76 acre in size. The 1.30-acre parcel is currently undeveloped and covered with grasses, shrubs, and various mature trees, and the 0.76-acre parcel is currently developed with a one-story single-family residence with similar vegetation as the larger parcel. The site contains 56 trees/shrubs (including nine protected native trees/shrubs and 32 non-protected significant trees), and two street trees.

The Valor Elementary School Project ("Proposed Project" or "Project") involves the construction of a one and two-story, 26.5-foot-tall, elementary school building with 28 classrooms (totaling 23,538 sf) for grades transitional kindergarten (TK) through 4; a multi-purpose room (totaling 3,182 sf); administrative spaces (totaling 1,616 sf); corridors, storage spaces, and covered outdoor dining (totaling 6,419 sf); and a surface parking lot with an ingress/egress driveway off Plummer Street. The elementary school building would have a total building area of 34,755 sf and would accommodate a maximum enrollment of 552 students. The Project would also include 30,726 sf of open space and landscaping, including two play areas (totaling 13,060 sf), a kindergarten play area (totaling 1,300 sf). The on-site single-family residence located at 15526 West Plummer Street was built in 1914 and is listed in SurveyLA. Therefore, the residence is recognized by the City as having historic significance. The 1,402-sf residence would remain on the Site as part of the Project but would be adaptively reused for additional administrative space for the school and would include a conference room, counselor office, staff support space, and

psychologist office. The existing restroom in the residence would remain. The Project would include a car drop-off and pick-up area and a total of 49 surface-level parking spaces including 17 standard, 21 compact, nine clean air spaces, and two ADA spaces that would be located along the southern and western portions of the Site. The Project would also include 112 short-term and three long-term bicycle parking spaces, for a total of 115 bicycle parking spaces.

Project construction is expected to commence in September 2023. Construction activities would occur on weekdays between 8:00 a.m. and 3:00 p.m. The Project would require excavation of approximately 12,500 cubic yards (cy) of soil material. Of the 12,500 cy of soil, approximately 10,000 cy would be used as fill and redistributed on-site and the remaining 2,500 cy would be exported off the Site. Construction activities would also include tree removal and replacement of existing trees. Of the 56 on-site trees/shrubs, four trees are dead and would be removed along with an additional 41 trees/shrubs, consisting of nine protected native trees/shrubs and 32 non-protected significant trees. As designated by the City's tree removal application permit and consistent with the City's tree protection policies, protected tree/shrub removals would be replaced at a 1:4 ratio by planting 36 trees on-site and non-protected tree removals would be replaced at a 1:1 ratio by planting 32 trees on-site. The removal of the four dead trees do not require replacement. The Project would retain 13 existing trees, including 12 non-protected significant trees (two of which are street trees) and one protected native tree. Construction is anticipated to end in September 2024, for a total construction period of approximately 12 months

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 20 days beginning November 23, 2022 and ending December 13, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. Submit your comments by contacting Esther Ahn at esther.ahn@lacity.org or 213-978-1486 or if you need to review the case file materials.

Signature:  Date: 11/17/2022