

July 30, 2019

Dear City of Corona Planning and Housing Commission Members:

As the founder and Chairman of the Board of Pivot Charter Schools, I respectfully request that you approve the Conditional Use Permit for Pivot Charter School Riverside. I was very disappointed and stunned to learn that a relatively routine CUP that had a staff recommendation for our school site was not approved.

I founded the Pivot Charter Schools ten years ago to serve students who were disenfranchised with the large traditional schools; the students who, for many reasons, were not comfortable attending these schools and whose special needs were not being met. I am proud to say that all four of the Pivot Schools have been enormously successful at serving a unique population of students. These young people in your community need us and we are helping their dreams become reality.

That said, I also have a strong understanding of local planning issues. In my professional capacity, I serve as the City Manager of Pismo Beach. I also serve on the board of the League of California Cities. I understand and appreciate the important role the planning commission plays in ensuring that the City of Corona grows strategically, consistent with the General Plan and Zoning Code, and that great care is taken to ensure quality development. As retail centers struggle, tenants such as schools are a great fit. We don't create parking issues, we are a day use, and we complement existing retail by bringing customers to the center. Further, Pivot Charter Schools is a very good neighbor and we have strong relationships within your community and the others we serve. From a land use, traffic, and parking perspective we are a very good fit. We trust the Planning and Housing Commission in its decision focuses on land use issues and not external politics to make its decision.

We take the safety of our students and our reputation in a community very seriously. The Board approved policies require students to be supervised at all times, especially during drop off and pick up times. Pivot has well defined practices for student safety. And we are very considerate of our neighboring businesses, never dominating parking spaces for longer than 30 minutes in a day.

As Pivot Riverside has had a signed lease with our new landlord at 700 N. Main Street for a year, we are eager to begin the renovations necessary to move our students to a much more accessible and effective learning center that is a compliment to the surrounding center and an asset to your community. We look forward to continuing our strong relationship with Corona businesses and in furthering our positive impact in the community. We look forward to approval of our

EXHIBIT L



Conditional Use Permit whether it be by you or ultimately the City Council. Please do the right thing for the children of your community and in the spirit of your City's plans and codes.

I may be reached at (805) 441-6181 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Lewis". The signature is fluid and cursive, with the first name "James" and last name "Lewis" clearly distinguishable.

James R. Lewis
Board Chairman
and City Manager, Pismo Beach

CC: Mayor Jason Scott
Vice Mayor Jim Steiner
Council Member Yolanda Carrillo
Council Member Jacques Casillas
Council Member Wes Speake
City Treasurer Chad Willardson
Acting City Manager Mitch Lansdell
Community Development Director Joanne Coletta