

History and Background

The Willows Community School (the “School”) is a developmental kindergarten through eighth grade co-educational independent school founded to educate children from across Los Angeles using a progressive, innovative approach with strong academic roots.

The School’s developmentally structured curriculum is founded on the principles of experiential learning and thematic instruction, with the integration of the arts and technology. These educational principles translate into a classroom experience of daily active learning characterized by attention to each student’s needs and respect for individual differences. Since its founding in 1994, the School has been located in the Hayden Tract of Culver City(CC), CA.

In 1994, The Willows Community School opened in a single building on Higuera Street with 98 students and seventeen teachers. In 1998, the School leased its second building located on Warner Drive and opened its Middle School. ~~As further described below (refer to Pg. 8), a~~Additional property ~~was~~has subsequently been leased, occupied, and upgraded by the School~~in 1998, in 2000 and again 2004. Some of this leased land was purchased by the School in 2008.~~

~~Today, , and today,~~ the School owns or leases a total of ~~5-7~~ parcels ~~(refer to Pg. 8)~~ and educates ~~425-475~~ children in four buildings adjacent to its original location with ~~83-85~~ faculty and staff. In order to meet its educational goals, the School is committed to maintaining an average class size of 25 students in the Lower School, with two full-time teachers, and 18 students in the Middle School, with one teacher per classroom.

The School continues to build and develop innovative programs to meet the needs of its student population and to seek out effective, state-of-the-art approaches to educate and inspire its students. Consistent with these goals, in 2012, the School ~~is seeking to developed a~~ plan for its future growth and development pursuant to a Master Plan, which has been approved by the City of Culver City.

This Master Plan establishes the Guidelines by which the School will enhance its current facilities to accommodate the current and future academic, physical education and curricular needs of the School in accordance with design and development standards set forth in the Master Plan. Under the Master Plan, the School proposes to construct new facilities to replace aging facilities; to expand parking, playgrounds and open space; ~~and~~ to maintain and update existing facilities, and to acquire adjacent land for School purposes. ~~These upgrades to the School campus are proposed to take place first on land owned or leased by the School, and subsequently, on land adjacent to the School that may be acquired or leased in the future.~~The Master Plan also permits growth of the student, faculty and staff population at the School concurrently with the development of facilities to support that growth.

The Master Plan provides for three phases of growth over a 20 year period, with maximum student and employee populations established for each phase. Phase IA consisteds of an increase in student enrollment by 25 students ~~once entitlements are approved~~following City approval of the Master Plan. Phase IB, ~~which is most fully designed, with~~ consisted of classroom improvements and development of a new surface parking lot. Phases IA and IB have been completed in conformance with the Master Plan.~~detailed floor plans, layouts, and parking is scheduled to proceed with permitting through the CC Department of Building Safety once entitlements are approved. Building footprints and maximum enrollment and staff calculations have been prepared for~~ Phase II activities would occur on two adjacent parcels recently acquired by the School, one of which would be developed with a new multi-purpose playfield, and one of which would involve the repurposing of an existing industrial building to create new classroom, office, and storage spaces. ~~and Phase III. These Phases are~~ is

more conceptual, ~~than Phase IB, as they are proposed to be designed and developed subsequent to completion of Phase IB. Phase II and Phase III and~~ will be subject to conformance review by the City. ~~Phase III of the Master Plan would require acquisition or lease of neighboring properties at the discretion of the School.~~

ATTACHMENT NO. 5
MASTER PLAN TEXT
STRIKE OUT UNDERLINE

Project Description

Campus and Project Site

The Project Site is comprised of the current properties owned and/or leased by the School (described below), which has a primary address of 8509 Higuera Street in Culver City (the “Campus”) ~~and two properties currently owned by others adjacent to the School.~~

~~The Campus is generally bounded on the north by Warner Drive, on the east by private properties currently housing a Jason’s Natural Products production/distribution warehouse and Alberstone distribution warehouse, on the south by Higuera Street and on the west by properties currently housing a California Stay distribution warehouse (the “California Stay property”) and Smashbox Studios. Additionally, the warehouse building and property used by WorldPac (the “WorldPac property”) that is located between School properties W-II and W-IV (discussed below) is not part of the School campus at this time.~~ Beyond the properties adjacent to the Campus, the Project area is developed primarily with other office, light industrial and /warehouse land uses.

The Campus is approximately 2.5 acres and comprises the following ~~five~~ seven properties ~~(refer to Pgs. 6, 7, 8):~~

Willows One (W-I): This property: (Assessor’s Parcel Number (APN) 4205-024-018) is located at 8509 and 8487 Higuera Street and is developed with an approximately 10,984-square-foot, 16-foot tall building that houses the School’s existing developmental kindergarten through 2nd grade classrooms, offices, and mechanical space, and a parking lot with 33 parking spaces ~~(17 standard spaces, 14 tandem spaces, and 2 handicap accessible spaces)~~ and ~~17-12~~ queuing spaces (Higuera Lot). The W-I property was leased, occupied, and upgraded by the School in 1994 and purchased by the School in 2008.

Willows Two (W-II): This property (APN 4205-024-021) is located at 8490 Warner Drive and is ~~developed~~ with an approximately 13,270-square-foot, 20-foot tall building that houses the School’s existing 6th through 8th grade classrooms, library, science, and art rooms, and office space. The building also an indoor multi-purpose area and includes a rooftop multipurpose playcourt and eating area (bringing the total building height to 35 feet), ~~science and art rooms, and office space.~~ The W-II property was leased, occupied, and

upgraded by the School in 1998 and purchased by the School in 2008.

Willows Three (W-III): This property (APN 4205-024-~~016~~014) is located at 8479 Higuera Street and is developed with an approximately 8,819-square-foot, ~~20’20-foot~~ -10-inch” tall building that houses the School’s 3rd through 5th grade classrooms, music room, STEAM (science, technology, engineering, arts math) instructional spaces~~the library~~, and office space. The W-III property was leased, occupied, and upgraded by the School in 2000 and again in 2014.

Willows Four (W-IV): This property (APN 4205-024-~~402~~002) is located at 8520 Warner Drive and ~~is~~ developed with an approximately ~~19,264~~17,264-square-foot, 34-~~foot~~ ’2-inch” tall building that houses the School’s existing gymnasium, theater, music rooms, and office and storage space. The W-IV property was leased and upgraded by the School in 2004.

Willows Five (W-V): This property (APN 4205-024-~~405~~005) is located at 8476 Warner Drive and was purchased by the School in 2008. In 2012, the northern portion of the property was developed as a full-time surface parking lot (Warner Lot), while the southern portion of the property has been developed as multiple sports courts for use by students during school hours. The sports court area can also be made available for additional parking during School events.~~previously developed with a 12,800-square foot, 20-foot tall building that is currently vacant. The School purchased the W-V property in 2008.~~

Willows Six (W-VI): This property (APN 4205-024-020) is located at 8510 Warner Drive and is currently developed with an approximately 11,300 square foot building that was previously owned and occupied by WorldPac. The School purchased the W-VI property in December 2012 and currently uses it for storage.

Willows Seven (W-VII): This property (APN 4205-024-011) is located at 8525 Higuera Street and is currently developed with an approximately 10,000 square foot industrial building that was previously owned and occupied by California Stay. The School purchased the W-VII property in December 2016 and the building is currently vacant.

The center of the Campus (on properties W-I and W-III) currently contains outdoor asphalt playcourts, play areas, and play structures serving all of the School’s students.

~~In addition to the properties currently owned or leased by the School, the School is considering the acquisition or lease of the WorldPac property (located at 8510 Warner Drive, APN 4205024020) and the California Stay property (located at 8525 Higuera Street, APN 4205024011). Although specific terms of acquisition or lease of these properties have not been discussed, both property owners have consented to inclusion of said properties in the Master Plan. The existing Campus and these additional two properties comprise the “Project Site.” If the school obtains ownership or a lease for one or both of the properties, their development would take place as Phase III of the Master Plan.~~

Land Use and Zoning; Parking

The City’s current General Plan land use designation for the Project Site is Industrial, and the City’s current zoning for the site is Industrial General (IG). Although (education) school land uses are not permitted by right under the existing land use designation and zoning for the Project Site, the School’s operations are allowed under an existing Conditional Use Permit (CUP) that was issued originally by the City in 1999, ~~and subsequently~~ modified in 2002, and then modified again in 2012 in conjunction with the City’s approval of the Master Plan. ~~Under the current CUP, the School is permitted a student enrollment maximum of 425 students.~~

~~With respect to parking, upon completion of Phase 1B described below, the School will provide 90 on-site spaces, as follows:As noted above, the School currently provides on-site parking in its Higuera Lot (33 spaces) and Warner Lot (21 spaces).~~

~~Lot W-I contains 33 parking spaces and will be modified. The existing parking lot between W-I and W-III would be reconfigured and extended along the northwestern edge to add 2 parking spaces for a total of 35 parking spaces.~~

~~With the completion of Phase IB, the building on lot W-V would be demolished, and a surface parking lot would be constructed that would provide 21 full time parking spaces on the north end (i.e., 18 tandem parking spaces, 1 standard accessible space, and 2 handicap accessible spaces) and 34 spaces on the southern portion of the lot (used as a hard court play area during School hours and for event parking outside of normal School hours).~~

The School would also continue to lease ~~50-55~~ parking spaces in the Warner Drive Lot (8511 Warner Drive), ~~including 20 parking spaces in that lot that are guaranteed through a recorded covenant to be available to the School until 2016 and an additional 30 spaces in the Warner Drive Lot that are not required by the covenant.~~ On event days, the ~~30 non-covenanted parking spaces~~above on-site and at the Warner Drive Lot ~~(8511 Warner Drive)~~spaces would be available for event parking, as well as -and the 34-32 additional on-site spaces located on the southern portion of the W-V lot ~~would be available for event parking.~~

School Operations

The School currently serves a total of up to 475~~425~~ students and employs a total of ~~83-85~~ full and part-time teachers, administrative and support staff. The School’s regular hours are Monday through Friday 7:30 AM to 3:~~00-20~~ PM. Between 3:15 PM to 6:00 PM extended care and enrichment programs accommodate between 100 and 150 students each school day. The School is in session each year from early September through early June. A Summer Camp is generally operated on the School site each summer in the months of June, July and portions of August, although the exact schedule varies year to year.

Project Characteristics

The Master Plan ~~proposes~~ accommodates buildout of the Project Site in three phases, with the overall goal of enhancing facilities while, increasing student enrollment from ~~a maximum of~~ 425 students to a maximum of 575 students

and adding 12 employees (refer to Table II-1). The Master Plan ~~includes-included~~ an enrollment increase under Phase IA, an enrollment increase and specific development under Phase IB, ~~and-an enrollment increase and specific development under Phase II, and~~ conceptual development under Phases ~~II-and~~ III. ~~Phases IA & IB in combination with Phases II and~~through III comprise the maximum buildout of the Master Plan. Development under all phases would be guided by Leadership in Energy and Environmental Design (LEED) principles and the ~~2009~~-mandatory Culver City Green Building Program. The Master Plan will incorporate design elements such as: green wall systems, natural lighting strategies, photovoltaic panels, post-consumer materials and high fly-ash concrete. New landscaping would be designed to incorporate low-water native plants, with a water-saving irrigation system. Pursuing LEED certification will be evaluated with the ~~school~~School as the project progresses.

Table II-1
New Students and Employees under the Master Plan

Master Plan Phase	New Students	New Employees		
		Faculty	Staff	Total Employees
Phase IA	25	1	0	1
Phase IB	25	1	0	1
Phase II	75	5	2	7
Phase III	25	2	1	3
Total	150	9	3	12

Source: *The Willows Community School*

Phase IA

Phase IA ~~would-give~~provided the School the immediate right to add 25 students to ~~their-the then-existing current~~ enrollment of 425 ~~Students-students~~ upon City approval of ~~requested entitlements~~the Master Plan. No changes were made to the School’s The-current site plan-and, or floor plan layout. The School’s existing 28 classrooms and 8,064 square feet of gymnasium assembly space required 82 spaces, and a total of 109 on- and off-site spaces were provided as described above. ~~would-not-be modified-under Phase IA-(refer to pg. 8). The existing parking supply on the Campus of 33 parking spaces (W-I) and the 20 parking spaces leased at the Warner Drive Lot (8511 Warner Drive) together exceed the daily parking requirement of 42 parking spaces required based on the existing 28 classrooms, by 11 spaces.~~

~~The excess of 11 spaces along with an additional 30 parking spaces currently leased at the Warner Drive Lot (8511 Warner Drive) that are not required by the parking covenant exceed the event parking requirement of 40 spaces by 1 space.~~

As noted on Table II-1, student enrollment and the number of employees ~~would~~increased under Phase IA by a maximum of 25 students and 1 employee.

Phase IB

Phase IB ~~includes-included~~ enlarging classrooms in W-I and W-III, ~~and the through the development of “breakout” rooms, which would allow for small classroom group work and flexibility within the teaching space. T relocation of the library in from~~ W-III ~~to W-II~~would be relocated to the existing underused indoor multi-purpose room in and would be upgraded to become the New Library/Media Center to allow for use of evolving technology ~~(refer to Pg. 9)~~

~~As part of Phase IB~~In addition, the former building on lot W-V ~~would-be-was~~ demolished, and a surface parking lot ~~would-be~~was constructed, providing 21 full time parking spaces on the north end ~~(i.e., 18 tandem parking spaces, 1 standard accessible space, and 2 handicap accessible spaces)~~ and ~~34~~32 spaces on the southern portion of the lot (used as a hard-court play area during School hours and for event parking outside

of normal School hours). ~~In addition, the existing parking lot between W-I and W-III would be reconfigured and extended along the northwestern edge to add 2 parking spaces (for a total of 35 spaces). The School would continue to lease 50 parking spaces in the Warner Drive Lot (8511 Warner Drive), including 20 parking spaces in that lot that are guaranteed through a recorded covenant to be available to the School until 2016 and an additional 30 spaces in the Warner Drive Lot that are not required by the covenant. On event days, the 30 non-covenanted parking spaces at the Warner Drive Lot (8511 Warner Drive) and the 34 spaces on the southern portion of the W-V lot would be available for event parking.~~

Outdoor dining and a gardening area ~~would be were~~ developed within the existing play area in the center of the campus, just south of the new W-V parking lot. Play areas ~~would be were~~ improved, reconfigured, and extended to the north side of W-I, and an outdoor lab ~~would be was~~ developed on the north side of W-III. The waste disposal area ~~currently formerly~~ located outside at the northwestern corner of W-I ~~would be was~~ relocated to the W-V property. Phase IB also ~~includes included~~ a general “greening” throughout the School campus that ~~enhances enhanced~~ the existing landscaping with additional trees, other plants, and shade structures as part of a planned native planting program.

Phase IB did not result in any increased number of classrooms or additional assembly space, and therefore no additional parking spaces were required.

As noted on Table II-1, student enrollment and the number of employees ~~would~~ increased under Phase IB by a maximum of 25 students and 1 employee, respectively.

Phase II (Conceptual)

As part of Phase II, the School proposes to demolish the former California Stay building on the W-VII property and develop a new multi-purpose outdoor play field at this location, along with minor improvements to the internal façades of the School’s two existing adjacent buildings (W-I and W-IV). The field would not be regulation sized, and no interscholastic games or events would be held on campus. However, the field would be sufficiently sized to allow the School’s flag football and soccer teams to practice, which will mean that these students would no longer have to take a bus to nearby municipal parks for practices. In addition to athletic practices, the field would also be used for physical education activities; outdoor classroom space for daily lessons, special projects, and exhibitions; recess/general play activities, and space for the School’s existing afterschool enrichment programs including yoga, outdoor theater, and dance activities. In addition to the School’s daily educational and athletic activities, the field would provide additional outdoor space to accommodate students, staff, and other School community members during annual events such as Grandparents & Special Friends Day, the School picnic, and the graduation ceremony. Beyond its use for School-only events, the field may also be made available to other members of the surrounding community, as the School currently does with its existing athletic facilities. The new field would provide an additional recreational amenity that could be made available to City agencies or departments, City youth soccer leagues, or other similar users, subject to the field’s operational regulations.

In addition to the proposed play field at W-VII, Phase II includes the proposed renovation of the former Worldpac building on the W-VI property, to create 6 additional classrooms for the School, as well as additional School office and storage space. In addition to the interior renovations and in connection with the reutilization of this industrial building as new classroom space, new doors, windows, and canopies would be added to the building’s façades.

While the play field would not result in any new classrooms being developed, the renovation of the Worldpac building would result in 6 additional classrooms. The School’s parking requirement would therefore increase to 91 spaces, which would continue to be met by the provision of 109 on- and off-site

spaces.
It is anticipated that development of Phase II would proceed after the completion of Phase I. Conceptually, Phase II includes the following (refer to Pg 14):

- ~~• Demolition and removal of the building on W-III;~~
- ~~• Development of a new approximately 18,000-square-foot building (which would be used for the same purposes as the existing building) on the remaining portion of the W-III property that would extend into the area that contains the existing parking on Higuera Street;~~
- ~~• Reconfiguration of the outdoor play area in the center of the campus; and~~
- ~~• Reconfiguration of interior spaces on parcels W-I, W-II, and W-IV to accommodate student needs, as necessary.~~

As noted on Table II-1, student enrollment and the number of employees would increase under Phase II by a maximum of 75 students and 7 employees, respectively.

Phase III (Conceptual)

Phase III is the final conceptual phase of the Master Plan. While not yet designed or developed, the phase may include some or all of the following:

- Demolition and removal of the building on W-III and ;
- Development of a new approximately 18,000-square-foot building (which would be used for the same purposes as the existing building) on the remaining portion of the W-III property that ~~would may~~ extend into the area that contains the existing parking on Higuera Street;
- Demolition and removal of W-I and development of a new approximately 13,000-square-foot building on the W-I property (which would be used for the same purposes as the existing W-I);
- Reconfiguration of the outdoor play area in the center of the campus; and
- Reconfiguration of interior spaces on parcels W-I, W-II, and W-IV to accommodate student needs, as necessary.

~~and would depend upon the purchase by the School of the WorldPac and/or California Stay properties. Conceptually, Phase III development includes the following (refer to Pg 15):~~

- ~~• Demolition and removal of W-I and development of a new approximately 13,000-square-foot building on the W-I property (which would be used for the same purposes as the existing W-I);~~
- ~~• Purchase of the California Stay property, demolition and removal of the building on that property, and development of a new approximately 10,000-square-foot building on the property for use as classroom space; and~~
- ~~• Purchase of the WorldPac property, demolition and removal of the building on that property, and development of a new approximately 10,000-square-foot building (for possible use as a theater and a play yard on the property.~~

As noted on Table II-1, student enrollment and the number of employees would increase under Phase III by a maximum of 25 students and 3 employees, respectively.

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ATTACHMENT NO. 5
MASTER PLAN TEXT
CLEAN/NO STRIKE OUT

History and Background

The Willows Community School (the “School”) is a developmental kindergarten through eighth grade co-educational independent school founded to educate children from across Los Angeles using a progressive, innovative approach with strong academic roots.

The School’s developmentally structured curriculum is founded on the principles of experiential learning and thematic instruction, with the integration of the arts and technology. These educational principles translate into a classroom experience of daily active learning characterized by attention to each student’s needs and respect for individual differences. Since its founding in 1994, the School has been located in the Hayden Tract of Culver City(CC), CA.

In 1994, The Willows Community School opened in a single building on Higuera Street with 98 students and seventeen teachers. In 1998, the School leased its second building located on Warner Drive and opened its Middle School. Additional property has subsequently been leased, occupied, and upgraded by the School, and today, the School owns or leases a total of 7 parcels and educates 475 children in four buildings adjacent to its original location with 85 faculty and staff. In order to meet its educational goals, the School is committed to maintaining an average class size of 25 students in the Lower School, with two full-time teachers, and 18 students in the Middle School, with one teacher per classroom.

The School continues to build and develop innovative programs to meet the needs of its student population and to seek out effective, state-of-the-art approaches to educate and inspire its students. Consistent with these goals, in 2012, the School developed a plan for its future growth and development pursuant to a Master Plan, which has been approved by the City of Culver City.

This Master Plan establishes the Guidelines by which the School will enhance its current facilities to accommodate the current and future academic, physical education and curricular needs of the School in accordance with design and development standards set forth in the Master Plan. Under the Master Plan, the School proposes to construct new facilities to replace aging facilities; to expand parking, playgrounds and open space; to maintain and update existing facilities, and to acquire adjacent land for School purposes. The Master Plan also permits growth of the student, faculty and staff population at the School concurrently with the development of facilities to support that growth.

The Master Plan provides for three phases of growth over a 20 year period, with maximum student and employee populations established for each phase. Phase IA consisted of an increase in student enrollment by 25 students following City approval of the Master Plan. Phase IB consisted of classroom improvements and development of a new surface parking lot. Phases IA and IB have been completed in conformance with the Master Plan. Phase II activities would occur on two adjacent parcels recently acquired by the School, one of which would be developed with a new multi-purpose playfield, and one of which would involve the repurposing of an existing industrial building to create new classroom, office, and storage spaces. Phase III is more conceptual, and will be subject to conformance review by the City.

Project Description

Campus and Project Site

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The Campus is approximately 2.5 acres and comprises the following seven properties:

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Willows Six (W-VI): This property (APN 4205-024-020) is located at 8510 Warner Drive and is currently developed with an approximately 11,300 square foot building that was previously owned and occupied by WorldPac. The School purchased the W-VI property in December 2012 and currently uses it for storage.

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December 2016 and the building is currently vacant.

The center of the Campus (on properties W-I and W-III) currently contains outdoor asphalt playcourts, play areas, and play structures serving all of the School’sstudents.

Land Use and Zoning; Parking

The City’s current General Plan land use designation for the Project Site is Industrial, and the City’scurrent zoning for the site is Industrial General (IG). Although (education) school land uses are not permitted by right under the existing land use designation and zoning for the Project Site, the School’s operations are allowed under an existing Conditional Use Permit (CUP) that was issued originally by the City in 1999, subsequently modified in 2002, and then modified again in 2012 in conjunction with the City’s approval of the Master Plan.

As noted above, the School currently provides on-site parking in its Higuera Lot (33 spaces) and Warner Lot (21 spaces).

The School would also continue to lease 55 parking spaces in the Warner Drive Lot (8511 Warner Drive). On event days, the above on-site and Warner Drive Lot spaces would be available for event parking, as well as 32 additional on-site spaces located on the southern portion of the W-V lot.

School Operations

The School currently serves a total of up to 475 students and employs a total of 85 full and part-time teachers, administrative and support staff. The School’s regular hours are Monday through Friday 7:30 AM to 3:20 PM. Between 3:15 PM to 6:00 PM extended care and enrichment programs accommodate between 100 and 150 students each school day. The School is in session each year from early September through early June. A Summer Camp is generally operated on the School site each summer in the months of June, July and portions of August, although the exact schedule varies year to year.

Project Characteristics

The Master Plan accommodates buildout of the Project Site in three phases, with the overall goal of enhancing facilities while increasing student enrollment from 425 students to a maximum of 575 students

and adding 12 employees (refer to Table II-1). The Master Plan included an enrollment increase under Phase IA, an enrollment increase and specific development under Phase IB, an enrollment increase and specific development under Phase II, and conceptual development under Phase III. Phases IA through III comprise the maximum buildout of the Master Plan. Development under all phases would be guided by Leadership in Energy and Environmental Design (LEED) principles and the mandatory Culver City Green Building Program. The Master Plan will incorporate design elements such as: green wall systems, natural lighting strategies, photovoltaic panels, post-consumer materials and high fly-ash concrete. New landscaping would be designed to incorporate low-water native plants, with a water-saving irrigation system. Pursuing LEED certification will be evaluated with the School as the project progresses.

Table II-1
New Students and Employees under the Master Plan

Master Plan Phase	New Students	New Employees		
		Faculty	Staff	Total Employees
Phase IA	25	1	0	1
Phase IB	25	1	0	1
Phase II	75	5	2	7
Phase III	25	2	1	3
Total	150	9	3	12

Source: *The Willows Community School*

Phase IA

Phase IA provided the School the immediate right to add 25 students to the then-existing enrollment of 425 students upon City approval of the Master Plan. No changes were made to the School’s site plan, or floor plan layout. The School’s existing 28 classrooms and 8,064 square feet of gymnasium assembly space required 82 spaces, and a total of 109 on- and off-site spaces were provided as described above. under Phase IA.

As noted on Table II-1, student enrollment and the number of employees increased under Phase IA by a maximum of 25 students and 1 employee.

Phase IB

Phase IB included enlarging classrooms in W-I and W-III, and the relocation of the library from W-III to W-II

In addition, the former building on lot W-V was demolished, and a surface parking lot was constructed, providing 21 full time parking spaces on the north end and 32 spaces on the southern portion of the lot (used as a hard-court play area during School hours and for event parking outside

of normal School hours).

Outdoor dining and a gardening area were developed within the existing play area in the center of the campus, just south of the new W-V parking lot. Play areas were improved, reconfigured, and extended to the north side of W-I, and an outdoor lab was developed on the north side of W-III. The waste disposal area formerly located outside at the northwestern corner of W-I was relocated to the W-V property. Phase IB also included a general “greening” throughout the School campus that enhanced the existing landscaping with additional trees, other plants, and shade structures as part of a planned native planting program.

Phase IB did not result in any increased number of classrooms or additional assembly space, and therefore no additional parking spaces were required. As noted on Table II-1, student enrollment and the number of employees increased under Phase IB by a maximum of 25 students and 1 employee, respectively.

Phase II

As part of Phase II, the School proposes to demolish the former California Stay building on the W-VII property and develop a new multi-purpose outdoor play field at this location, along with minor improvements to the internal façades of the School’s two existing adjacent buildings (W-I and W-IV). The field would not be regulation sized, and no interscholastic games or events would be held on campus. However, the field would be sufficiently sized to allow the School’s flag football and soccer teams to practice, which will mean that these students would no longer have to take a bus to nearby municipal parks for practices. In addition to athletic practices, the field would also be used for physical education activities; outdoor classroom space for daily lessons, special projects, and exhibitions; recess/general play activities, and space for the School’s existing afterschool enrichment programs including yoga, outdoor theater, and dance activities. In addition to the School’s daily educational and athletic activities, the field would provide additional outdoor space to accommodate students, staff, and other School community members during annual events such as Grandparents & Special Friends Day, the School picnic, and the graduation ceremony. Beyond its use for School-only events, the field may also be made available to other members of the surrounding community, as the School currently does with its existing athletic facilities. The new field would provide an additional recreational amenity that could be made available to City agencies or departments, City youth soccer leagues, or other similar users, subject to the field’s operational regulations.

In addition to the proposed play field at W-VII, Phase II includes the proposed renovation of the former Worldpac building on the W-VI property, to create 6 additional classrooms for the School, as well as additional School office and storage space. In addition to the interior renovations and in connection with the reutilization of this industrial building as new classroom space, new doors, windows, and canopies would be added to the building’s façades.

While the play field would not result in any new classrooms being developed, the renovation of the Worldpac building would result in 6 additional classrooms. The School’s parking requirement would therefore increase to 91 spaces, which would continue to be met by the provision of 109 on- and off-site spaces.

As noted on Table II-1, student enrollment and the number of employees would increase under Phase II by a maximum of 75 students and 7 employees, respectively.

Phase III(Conceptual)

Phase III is the final conceptual phase of the Master Plan. While not yet designed or developed, the phase may include some or all of the following:

- Demolition and removal of the building on W-III and development of a new approximately 18,000-square-foot building (which would be used for the same purposes as the existing building) on the remaining portion of the W-III property that may extend into the area that contains the existing parking on Higuera Street;
- Demolition and removal of W-I and development of a new approximately 13,000-square-foot building on the W-I property (which would be used for the same purposes as the existing W-I);
- Reconfiguration of the outdoor play area in the center of the campus; and
- Reconfiguration of interior spaces on parcels W-I, W-II, and W-IV to accommodate student needs, as necessary.

As noted on Table II-1, student enrollment and the number of employees would increase under Phase III by a maximum of 25 students and 3 employees, respectively.