

**City of Culver City, California
Agenda Item Report**

Meeting Date: 09/24/12		Item Number: <u>C-4</u>	
CITY COUNCIL AGENDA ITEM: Adoption of an Ordinance Amending Section 17.230.015, Table 2-8 and Section 17.610.010 of the Culver City Zoning Code to Allow for the Expansion of Existing Private Schools Located in the Industrial General (IG) Zone, Subject to Approval of a Modification to an Existing Conditional Use Permit (Zoning Code Amendment ZCA P-2011154).			
Contact Person/Dept.: Thomas Gorham/CDD Josh Williams/CDD		Phone Number: (310) 253-5727 (310) 253-5706	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: August 8, 2012	
Public Notification: (Email) Agendas and Meetings – City Council (09/20/12)			
Department Approval: Sol Blumenfeld (09/19/12)		City Attorney Approval: Carol Schwab (by H. Baker) (09/11/12)	
Chief Financial Officer Approval: Jeff Muir (09/18/12)		City Manager Approval: John Nachbar (09/19/12)	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt the proposed Ordinance amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.230.015, Table 2-8 (Allowed Uses and Permit Requirements) and Section 17.610.010 (Nonconforming Uses), to allow for the modification and/or expansion of nonconforming private school uses in the Industrial General zone subject to approval of a Modification to an existing Conditional Use Permit (Zoning Code Amendment ZCA P-2011154) (Attachment No. 1). <u>BACKGROUND/DISCUSSION:</u> At its meeting of August 8, 2012, the Planning Commission, by a vote of 4-0, recommended to the City Council approval of Zoning Code Amendment ZCA P-2011154. At the City Council meeting of September 10, 2012, the City Council approved for introduction Zoning Code Amendment ZCA P-2011154 by a unanimous vote (5-0). The Ordinance is brought back tonight for adoption by the City Council.			

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FISCAL ANALYSIS:

Adoption of the proposed Ordinance in and of itself does not generate any cost to the City nor does it create any additional revenues. However, the City may potentially garner additional opportunity cost revenue from the reuse of properties acquired by private schools for expansion of their facilities. An economic study prepared as part an applicant's conditional use permit modification will determine the opportunity cost of using properties zoned for Industrial General land uses for a private school use. The Planning Commission, as part of their review of a school's application, may impose reasonable conditions to mitigate the fiscal impacts if it determines that such conditions will serve the public interest, health, safety, convenience or welfare of the City. Discretionary application fees will also be collected for the processing of CUP Modifications.

In the case of the Willows School (the applicant of the ZCA and related Conditional Use Permit Modification approved by the Planning Commission), the School will contribute \$61,100 annually to the City as part of its Phase 1 development of the Project. Subsequent annual payments to the City will include \$21,413 as part of Phase 2 and \$21,413 as part of Phase 3. Therefore, at the completion of the phased development of the School's expansion, the School shall contribute \$103,926 annually to the City's General Fund.

ATTACHMENTS:

1. Proposed Ordinance

MOTION:

That the City Council:

Adopt the proposed Ordinance amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.230.015, Table 2-8 (Allowed Uses and Permit Requirements) and Section 17.610.010 (Nonconforming Uses), to allow for the modification and/or expansion of nonconforming private school uses in the Industrial General zone subject to approval of a Modification to an existing Conditional Use Permit (Zoning Code Amendment ZCA P-2011154).