REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF CULVER CITY,
CALIFORNIA

August 8, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:05 p.m.

Present: Scott Wyant, Chair
John Kuechle, Vice Chair
Kevin Lachoff, Commissioner
Linda Smith Frost, Commissioner

Recused: Anthony Pleskow, Commissioner

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Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearing

Item PH-1

(Continued from July 11,2012) 1) Zoning Code Amendment (ZCA P-2011154) to amend Section 17.230.015, Table 2-8 of the Culver City Municipal 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; and 2) Modification to the existing Conditional Use Permit (CUP/M P-2011156) for the

Willows Community School located at 8509 Higuera Street to permit the phased expansion of the school's operations to add 150 students, and expand school operations to abutting properties located at 8476 Warner Drive, 8510 Warner Drive, and 8525 Higuera Street

Staff provided a brief summary of the material of record.

Thomas Gorham, Planning Manager, discussed proposed changes to the text amendment and conditions of approval.

Commissioner Smith Frost received clarification regarding letters of credit.

Chair Wyant opened the public hearing and invited public comment.

The following members of the audience addressed the Commission:

Mark Armbruster, Willows Community School, expressed appreciation for the further consideration of the matter and to staff for their assistance; indicated that the school had worked hard to follow City direction and address concerns; discussed their excellent relationship with their neighbors and reported no opposition to their plans; the goal to make the City financially whole; the HR&A analysis; the demise of redevelopment agencies; loss of tax increment monies to the City; the Willows 5 analysis and increased taxable sales in the Hayden Tract; he observed that success in educating had led to the need to grow; he discussed development of a comprehensive master plan; and he expressed support for the staff recommendation.

Zowenda MacIntosh described her civic involvement in the City; the diverse population of the school; she discussed parents who drop off their children and patronize local businesses; property tax increment; added value to the Hayden Tract; and she expressed support for the school and for the project.

Carlene Brown, educator, reported speaking at the hearing for the Help Group; she discussed articles she wrote opposing arguments against non-profit organizations in the City; the next best use for the property and for the Hayden Tract; and she expressed support for the school and for the project.

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	KUECHLE, LACHOFF, SMITH FROST, WYANT
NOES:	NONE
RECUSED:	PLESKOW

Discussion ensued between staff and Commissioners regarding procedures; clarification that the Commission had not previously denied the application but rather continued it in order to get additional information; appreciation to staff and the applicant for providing requested information; improvements to the text amendment of the zoning code; a suggestion to add to the list of four requirements to any future expansion of any of the three schools in the district "the total area of the property included in the school as proposed to be expanded may in no event exceed 3.5 acres"; allowing expansion up to a reasonable point; putting schools on notice; conditions proposed by staff; the CUP; City Council approval of the text amendment; a suggestion to change the word significant to substantive with regard to potential changes made by the City Council; bringing the matter back to the Commission if any substantive changes are made; park usage; the negative declaration; adding a condition that Willows pay fair use for any use of the parks; the adopted fee resolution for all users of the park facilities; the buy-in from Turning Point and Park Century Schools; the frequency of changes to master plans; support for the school; clarification that the focus of the Commission is on City planning and the Hayden Tract not on the quality of the school; and the origin of 3.5 acre limitation.

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION: APPROVE THE APPLICATION WITH THE RECOMMENDED CONDITIONS OF APPROVAL AND THE FOLLOWING ADDITIONS: ADDING PARAGRAPH 5: 'THE TOTAL AREA OF THE PROPERTY INCLUDED IN THE SCHOOL (AS PROPOSED TO BE EXPANDED) MAY IN NO EVENT EXCEED 3.5 ACRES'; AND UNDER PROPOSED CHANGES IN THE CUP #2 CHANGE 'SIGNIFICANT CHANGES' TO 'SUBSTANTIVE CHANGES.' THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KUECHLE, LACHOFF, SMITH FROST, WYANT
NOES: NONE
RECUSED: PLESKOW

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION APPROVE ZONING CODE AMENDMENT ZCA P-2011151 TO AMEND SECTION 17230.015 AS PROPOSED BY STAFF WITH THE AFOREMENTIONED CHANGES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KUECHLE, LACHOFF, SMITH FROST, WYANT
NOES: NONE
RECUSED: PLESKOW

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION:

1. ADOPT A MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT;

2. CONDITIONALLY APPROVE THE MODIFICATION TO THE CONDITIONAL USE PERMIT (CUP/M P-2011156), SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ZONING CODE AMENDMENT;

3. CONSIDER AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED ZONING CODE AMENDMENT (ZCA P-2011154) TO ALLOW FOR THE EXPANSION OF EXISTING PRIVATE SCHOOLS LOCATED IN THE INDUSTRIAL GENERAL (IG) ZONE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KUECHLE, LACHOFF, SMITH FROST, WYANT
NOES: NONE
RECUSED: PLESKOW

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Consent Calendar

Item C-1

Meeting Minutes: June 20, 2012 and July 11, 2012

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF JUNE 20, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KUECHLE, SMITH FROST, WYANT
NOES: NONE
ABSTAIN: LACHOFF
ABSENT: PLESKOW

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF JULY 11, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KUECHLE, LACHOFF, SMITH FROST, WYANT
NOES: NONE
ABSTAIN: NONE
ABSENT: PLESKOW

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming meetings and agenda items.

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Items from Planning Commissioners

Vice Chair Kuechle reported that he would be attending a Chamber of Commerce trip to Cuba in October.

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Adjournment

There being no further business, at 7:53 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, September 12, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

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9/12/12

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 9-12-12

SCOTT WYANT
CHAIR of the CULVER CITY PLANNING COMMISSION
City of Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

18 SEP 2012
Date