

RESOLUTION NO. 2012-R 081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, (1) GRANTING AN APPEAL AND REVERSING THE PLANNING COMMISSION DENIAL OF AN APPLICATION FOR CONDITIONAL USE PERMIT MODIFICATION, CUP/M P-2011175, TO ALLOW FOR A 600-STUDENT PRIVATE SCHOOL FOR SPECIAL NEEDS STUDENTS AT 12095-12101 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE; AND (2) APPROVING CUP/M P-2011175.

(Conditional Use Permit Modification, CUP/M P-2011175)

WHEREAS, on October 13, 1999 the Planning Commission adopted Resolution No. 99-P020 approving a conditional use permit (CUP P-1999017) for a 400 student private school for special needs students at 12095-12101 Washington Boulevard; and

WHEREAS, on December 13, 2011, The Help Group (the "Applicant") filed an application for a modification to its existing conditional use permit (CUP P-1999017) to add 250 students (project modified by applicant on May 21, 2012 to 200 students) to the previously approved 400-student private school campus – comprised of the Summit View School and the Village Glen School (the "Project"). The Project also includes tenant improvements and façade work on the two-story building at 12095 Washington Boulevard, converting the building from medical office uses to school uses. The Project site is described more fully as Portions of Lots 148, 149, 150, 151 of the East Ocean Park Tract, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on April 11, 2012, the Planning Commission commenced a duly noticed public hearing on Conditional Use Permit Modification (CUP/M P-2011175), and continued the public hearing to May 9, 2012 for further consideration of the Project; and

WHEREAS, on May 9, 2012, after conducting a duly noticed public hearing on the subject applications, including full consideration of the application, plans, staff report,

1 environmental information and all testimony presented, the Planning Commission (i) by a
2 vote of 3 to 2, denied approval of a Negative Declaration, in accordance with the California
3 Environmental Quality Act (CEQA), finding the Project will result in significant adverse
4 environmental impacts; and (ii) by a vote of 3 to 2 denied approval of Conditional Use Permit
5 Modification, CUP/M P-2011175; and
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7 WHEREAS, on May 23, 2012, prior to adoption of the Resolution for denial, the
8 Planning Commission, by a vote of 3 to 2, approved a motion to reconsider its denial of
9 Conditional Use Permit Modification, CUP/M P-2011175 and disapproval of the related
10 Negative Declaration; and
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12 WHEREAS, on June 20, 2012, after conducting a duly noticed public hearing on the
13 reconsideration of the subject applications, including full consideration of the application,
14 plans, staff report, environmental information and all testimony presented, the Planning
15 Commission (i) by a vote of 3 to 2, denied approval of a Negative Declaration, in accordance
16 with the California Environmental Quality Act (CEQA), finding the Project will result in
17 significant adverse environmental impacts; and (ii) by a vote of 3 to 2 denied approval of
18 Conditional Use Permit Modification, CUP/M P-2011175; and
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20 WHEREAS, on July 5, 2012, a timely appeal was filed pursuant to Culver City
21 Municipal Code (CCMC) Section 17.640.030 by Jeffer Mangels Butler & Mitchell, LLP (on
22 behalf of the Applicant) of the Planning Commission's denial of Conditional Use Permit
23 Modification, CUP/M P-2011175; and
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25 WHEREAS, on September 10, 2012, the City Council conducted a duly noticed public
26 hearing on the appeal of the Planning Commission's denial of the Conditional Use Permit
27 Modification, CUP/M P-2011175, fully considering the whole administrative record, including,
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1 but not limited to, the application, plans, staff report, environmental information and all
2 testimony presented, and the City Council (i) by a vote of 5 to 0 approved a Negative
3 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
4 Project will not result in significant adverse environmental impacts; (ii) granted the appeal
5 and reversed the Planning Commission's denial of Conditional Use Permit Modification,
6 CUP/M P-2011175; and (iii) approved Conditional Use Permit Modification CUP/M P-
7 2011175.
8

9 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
10 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:
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12 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of CCMC
13 Section 17.530.020, the following required findings are hereby made:

14 **A. The proposed use is allowed within the subject zoning district with the approval**
15 **of an Administrative Use Permit or Conditional Use Permit and complies with all**
16 **applicable provision of this Title and CCMC.**

17 The Commercial General (CG) zoning designation allows the existing use of a private
18 school subject to a Conditional Use Permit as outlined in CCMC Section 17.220.015,
19 Table 2-5 "Allowed Uses and Permit Requirements for Commercial Zoning Districts."
20 The private school use on the Project site was originally permitted under Conditional
21 Use Permit, CUP P-1999017, adopted on October 13, 1999. The request to add 200
22 students to the existing 400 student private school resulting in a total of a 600
23 students complies with all applicable provisions of this Title and the CCMC.

24 **B. The proposed use is consistent with the General Plan and any applicable**
25 **Specific Plan.**

26 The existing use of the Project site for a private school use is consistent with the
27 "General Corridor" General Plan Land Use Designation. The General Corridor
28 designation encourages a range of uses including an emphasis on neighborhood and
29 community serving commercial uses and the Commercial General zoning designations
allows private schools subject to approval of a conditional use permit. The Project site
is not subject to any specific plan.

1 C. The design, location, size and operating characteristics of the proposed use are
2 compatible with the existing and future land use in the vicinity of the subject
3 site.

4 The design, location, size and operating characteristics of the existing private school
5 use and the proposed addition of 200 students to the existing 400 student private
6 school resulting in a total of a 600 students subject to the conditions of approval will
7 not have an impact on adjacent uses and is therefore found to be compatible with the
8 existing and future residential and commercial land uses in the vicinity of the subject
9 site. The proposed addition of students will not adversely affect nearby properties
10 because all school activities will be located within the approved Project campus area,
per the original conditional use entitlement. In addition, the Project will be subject to
conditions of approval in order to enforce compatibility with adjacent residential and
commercial uses, including, but not limited to, an updated Traffic Management
Program and construction of a higher wall separating the playground area from
adjoining residential uses.

11 D. The subject site is physically suitable for the type and intensity of use being
12 proposed, including access, compatibility with adjoining land uses, shape, size,
13 provision of utilities and the absence of physical constraints.

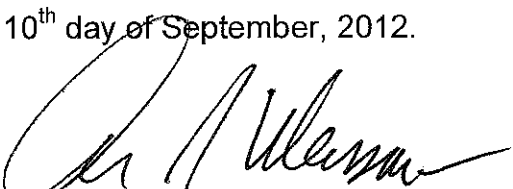
14 The Project will not involve the construction of any additional floor area. The addition
15 of 200 students to the private school campus resulting in a total of 600 students will be
16 accommodated in the existing two-story building at 12095 Washington Boulevard,
17 which was previously approved for private school uses pursuant to conditional use
18 permit, CUP P-1999017. As part of its request, the Applicant has submitted an
19 updated Traffic Management Program, incorporating staggered drop-off and pick-up
20 times for students at The Help Group Campus and a new queuing plan which utilizes
21 the school's multilevel parking structure along the east side of the campus. The City's
Traffic Engineer has reviewed the proposed ingress and egress plan to the site
utilizing Washington Boulevard and Grand View Boulevard to ensure that access to
the site and surrounding streets will not adversely affect traffic patterns on surrounding
streets.

22 E. The establishment, maintenance or operation of the proposed use will not be
23 detrimental to the public interest, health, safety or general welfare or injurious to
24 persons, property or improvements in the vicinity and zoning district in which
the property is located.

25 The addition of 200 students to the existing 400 student private school resulting in a
26 total of a 600 students through this approval will not be detrimental to the public
27 interest, health, safety or general welfare or injurious to persons, property or
28 improvements in the surrounding commercial zoning district or vicinity, as a result of
the Project conditions of approval, including, but not limited to, an updated Traffic
Management Program and construction of a higher wall separating the playground
area from adjoining residential uses.

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2 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
3 Council of the City of Culver City, California, hereby approves Conditional Use Permit
4 Modification, CUP/M P-2011175, subject to all conditions of approval set forth in Exhibit A
5 attached hereto and incorporated herein by this reference.
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7 APPROVED and ADOPTED this 10th day of September, 2012.
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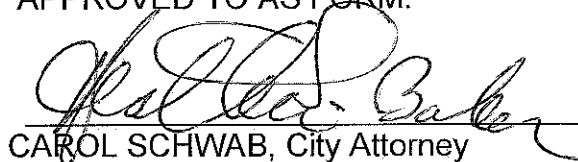
11 ANDREW WEISSMAN, Mayor
12 City of Culver City, California

13 ATTESTED BY:

14 APPROVED TO AS FORM:

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16 MARTIN COLE, City Clerk

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18 CAROL SCHWAB, City Attorney

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EXHIBIT A
 RESOLUTION NO. 2012-R081
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a 600 student private school for special needs students and the concurrent conversion of an existing two-story medical office/retail building into school facilities (the "Project"), for the property located at 12095 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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GENERAL				
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

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GENERAL				
12.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
13.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
14.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	

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GENERAL				
15.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
16.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
17.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq.	Building	Standard	
18.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
19.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	
20.	The Project shall provide up to a 14-foot high wall along the shared property line between the school's playground and the abutting residential properties (12028 to 12042 Sylvester Street) in the City of Los Angeles. Plans for the wall shall be provided to the Culver City Planning Division and abutting property owners for review and comment prior to submittal to the City of Los Angeles.	Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
21.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
22.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
23.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
24.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
25.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
26.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
27.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
28.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
29.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
30.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
31.	The building shall be structurally upgraded to the current, 2010 California Building Code. An outside structural review will be required at an additional cost to the Applicant.	Building	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
32.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
33.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
34.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
35.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
36.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
37.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
38.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
39.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
40.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
41.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
42.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
43.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
44.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
45.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
46.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on January 5, 2012 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
47.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
48.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
49.	The existing drive approach on Washington Boulevard west of Inglewood Boulevard shall be removed and replaced with an ADA compliant, high-speed drive approach. Obtain a separate permit form from the Engineering Division.	Public Works	Special	
ON-GOING				
50.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the City Council at its meeting on September 10, 2012 , excepted as modified by these Conditions of Approval.	Planning	Standard	
51.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	

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ON-GOING				
52.	Follow-up review reports on the operation of the Traffic Management Program (TMP) shall be submitted to the Planning Division after six months and after one year of full operation. The Applicant shall enter into a Memorandum of Understanding (MOU) with City which outlines the scope and content of the reports. If it is determined by the Planning Manager and the City's Traffic Engineer that the goals of the TMP are not achieved, additional requirements may be imposed as determined by the Planning Manager and the City's Traffic Engineer. If it is determined by the City's Traffic Engineer that the recommendations of the traffic study are insufficient, additional requirements (i.e. striping, traffic diverters, signage, etc.) may be imposed and the applicant shall be responsible to fully fund the required traffic and circulation improvements, including the costs for the studies and the cost of maintenance of the improvements, through a letter of credit supplied by The Help Group, in a form approved by the City Attorney's Office.	Planning/ Public Works	Special	
53.	The maximum number of students for the combined Village Glen School and Summit View School shall not exceed 600 . A letter verifying the student enrollment shall be submitted annually to the Planning Manager no more than 30 days after the commencement of the school year.	Planning	Special	
54.	No more than 15 permits shall be issued for students to drive to the Summit View School.	Planning	Special	
55.	The maximum number of staff for the combined Village Glen School and Summit View School shall not exceed 230. A list of all staff shall be submitted to the Planning Manager annually 14 days prior to the commencement of the school year.	Planning	Special	

EXHIBIT A
 RESOLUTION NO. 2012-R081
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
56.	Transports dropping-off and picking-up students in the Grand View Boulevard parking lot and drop area (adjacent to the Washington Boulevard and Grand View Boulevard intersection) shall be permitted to exit the area using a left turn or right turn onto Grand View Boulevard.	Planning	Special	
57.	Transports dropping-off and picking-up students in the Grand View Boulevard parking lot and drop area (adjacent to the Washington Boulevard and Grand View Boulevard intersection) shall be permitted to exit the area using a left turn or right turn onto Grand View Boulevard.	Planning	Special	
58.	Metered street parking shall not be used for a queuing area to the site. No School-operated vehicles shall use the metered street parking at any time.	Public Works	Special	
59.	The Applicant has voluntarily agreed that it shall waive its right to request any future increase in the number of students beyond the 600 students permitted by this Conditional Use Permit Modification. In addition, the school shall limit future expansions of operations to the existing campus boundary permitted for school use under the original Conditional Use Permit.	Planning	Special	

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12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
60.	To alleviate the financial impact on City resources due to its non-profit status, and to help ensure the public health, safety and welfare are provided, the Applicant, on behalf of itself and each of its successors and assigns, has voluntarily agreed, for as long as the Applicant and any non-profit successor or assign takes benefit of this Conditional Use Permit, to reimburse the City for lost property tax and business tax revenue, and cost for emergency services, in the amount of \$17,050 annually. Applicant shall make said payment to the City's General Fund on or before June 30 of each year. The payment shall be increased annually based on the Bureau of Labor Statistics Consumer Price Index (CPI) for the Los Angeles-Riverside-Orange County Metropolitan Area published in June of each year. Such increase shall not be compounded but be calculated each year on the base payment of \$17,050.	Planning	Special	
61.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	

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 RESOLUTION NO. 2012-R081
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 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
62.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
63.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
64.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	
65.	The Applicant shall provide a written plan to the Planning Manager for review and approval identifying specific actions, including, but not limited to an education program, the use of window decals on employee vehicles and a hotline number provided to neighbors, that will be taken to stop the use of neighboring residential streets by taxicabs, parents and employees of The Help Group for parking or idling while waiting to pick- up students.	Planning	Special	