

RESOLUTION NO. 2012-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DENYING APPROVAL OF 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.

(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

1 WHEREAS, on May 9, 2012, after conducting a duly noticed public hearing on the
2 subject applications, including full consideration of the application, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission (i) by a
4 vote of 3 to 2, denied approval of a Negative Declaration, in accordance with the California
5 Environmental Quality Act (CEQA), finding the Project will result in significant adverse
6 environmental impacts; and (ii) by a vote of 3 to 2 denied approval of Conditional Use Permit
7 Modification, CUP/M P-2011175; and
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9 WHEREAS, on May 23, 2012, prior to adoption of the Resolution for denial, the
10 Planning Commission, by a vote of 3 to 2, approved a motion to reconsider its denial of
11 Conditional Use Permit Modification, CUP/M P-2011175 and disapproval of the related
12 Negative Declaration; and
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14 WHEREAS, on June 20, 2012, after conducting a duly noticed public hearing on the
15 reconsideration of the subject applications, including full consideration of the application,
16 plans, staff report, environmental information and all testimony presented, the Planning
17 Commission (i) by a vote of 3 to 2, denied approval of a Negative Declaration, in accordance
18 with the California Environmental Quality Act (CEQA), finding the Project will result in
19 significant adverse environmental impacts; and (ii) by a vote of 3 to 2 denied approval of
20 Conditional Use Permit Modification, CUP/M P-2011175.
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23 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
24 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

25 SECTION 1. Pursuant to the foregoing and as outlined in CCMC Title 17, Section
26 17.530.020, the following findings for a Conditional Use Permit Modification cannot be made:
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- 1 **C. The design, location, size and operating characteristics of the proposed use**
2 **are compatible with the existing and future land use in the vicinity of the**
3 **subject site.**

4 The proposed Conditional Use Permit/Modification is not compatible with the
5 existing and future land uses in the vicinity, as the proposed substantial increase in
6 student population will result in negative impacts related to noise on the abutting
7 residential neighborhood and traffic on surrounding surface streets.

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

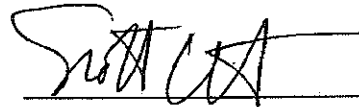
11 The proposed Conditional Use Permit/Modification, which will result in the
12 substantial increase in student enrollment on The Help Group Campus, is not
13 compatible with existing site configuration and means of access.

- 14 **E. The establishment, maintenance or operation of the proposed use will not be**
15 **detrimental to the public interest, health, safety or general welfare or**
16 **injurious to persons, property or improvements in the vicinity and zoning**
17 **district in which the property is located.**

18 The proposed increase in enrollment at The Help Group Facility will result in
19 increased traffic and increased noise around the school site. The substantial
20 increase in student population from 400 to 600 students, and the resulting impacts
21 are not in the best interest of the City, and will be detrimental to the general welfare
22 of persons, property and improvements in the vicinity of the project site.
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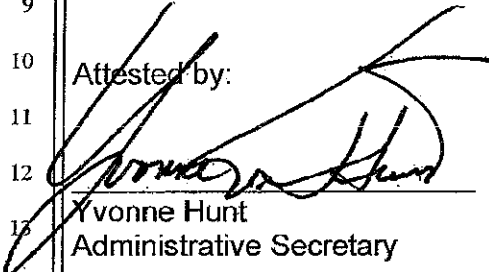
1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby denies Conditional Use
3 Permit/Modification, CUP/M P-2011175.

4 APPROVED and ADOPTED this 20th day of June 2012.

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8 SCOTT WYANT – VICE CHAIRPERSON
9 PLANNING COMMISSION
10 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

12 
13 Yvonne Hunt
14 Administrative Secretary