

ATTACHMENT NO. 7

RESOLUTION NO. 2012-P006

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
4 APPROVAL OF ZONING CODE AMENDMENT, ZCA P-2011154, AMENDING
5 TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC),
6 SECTION 17.230.015, TABLE 2-8 AND SECTION 17.610.010, TO ALLOW FOR
7 THE EXPANSION OF EXISTING PRIVATE SCHOOLS LOCATED IN THE
8 INDUSTRIAL GENERAL (IG) ZONE AS SET FORTH IN EXHIBIT "A"
9 ATTACHED HERETO; AND APPROVING CONDITIONAL USE PERMIT
10 MODIFICATION (MODIFICATION NO. 3), CUP/M P-2011156, TO ALLOW FOR
11 THE EXPANSION OF FACILITIES AND OPERATIONS OF A PRIVATE
12 SCHOOL LOCATED AT 8509 HIGUERA STREET IN THE INDUSTRIAL
13 GENERAL (IG) ZONE AS SET FORTH IN EXHIBIT "B" ATTACHED HERETO.

(Zoning Code Amendment P-2011154)
(Conditional Use Permit Modification P-2011156)

14 WHEREAS, on October 26, 2011, The Willows Community School (the "School") filed
15 an application for a Zoning Code Text Amendment to amend Section 17.230.015, Table 2-8
16 of the Culver City Municipal Code, to allow for the expansion of existing private schools
17 located in the Industrial General (IG) Zone, subject to approval of a Modification to an existing
18 Conditional Use Permit (CUP); and an application for a Conditional Use Permit Modification
19 to allow for the phased expansion of School facilities and operations, increasing enrollment
20 from 425 students to 575 students; and

21 WHEREAS, on July 11 and August 8, 2012, the Planning Commission conducted a
22 duly noticed public hearing on Zoning Code Amendment, ZCA P-2011154 and Conditional
23 Use Permit Modification, CUP/M P 2011156, fully considering all reports, studies, testimony,
24 and environmental information presented; and

25
26 WHEREAS, following conclusion of the public discussion and thorough deliberation of
27 the subject matter, the Planning Commission (i) by a vote of ___ to ___, adopted a Mitigated
28 Negative Declaration, in accordance with the California Environmental Quality Act (CEQA),
29

1 finding the Project will not result in significant adverse environmental impacts with mitigations;
2 (ii) by a vote of ___ to ___ conditionally approved Conditional Use Permit Modification, CUP/M
3 P-2011156; and (iii) by a vote of ___ to ___, recommended to the City Council approval of
4 Zoning Code Amendment, ZCA P-2011154, as set forth herein below.

5 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
6 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
7

8 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
9 Municipal Code (CCMC), the following findings are hereby made:
10

11 **Zoning Code Amendment:**
12

13 As outlined in CCMC Title 17, Section 17.520.030, the following required findings for a
14 Zoning Code (Text) Amendment are hereby made:

- 15 **1. The proposed amendment ensures and maintains internal consistency with**
16 **the goals, policies, and strategies of all elements of the General Plan and will**
17 **not create any inconsistencies with this title, in the case of a Zoning Code**
18 **amendment.**

19 Zoning Code Amendment, ZCA P-2011154 ensures and maintains internal
20 consistency with the goals, policies, and strategies of all elements of the General
21 Plan and will not create any inconsistencies with the Zoning Code. The
22 amendment requires any proposed expansion of existing private schools located in
23 the Industrial General (IG) Zone be subject to approval of a modification to an
24 existing Conditional Use Permit (CUP). The CUP Modification will be reviewed for
25 consistency with the General Plan and with the Zoning Code; therefore ensuring
26 said consistencies are maintained. Further, an economic analysis and Master Plan
27 document shall be required as part of any CUP Modification request which will be
28 used as the basis for determining whether the expansion can meet the required
29 CUP finding that the use is consistent with the General Plan.

1 **2. The proposed amendment would not be detrimental to the public interest,**
2 **health, safety, convenience or welfare of the City.**

3 The amendment will not be detrimental to the public interest, health, safety,
4 convenience or welfare of the City because any proposal to allow for the expansion
5 of existing private schools located in the Industrial General (IG) Zone, will be
6 subject to approval of a Modification to an existing Conditional Use Permit (CUP).
7 Such a discretionary action requires that the City conduct a California
8 Environmental Quality Act (CEQA) analysis, make findings for a CUP Modification,
9 and impose conditions and mitigation measures to lessen impacts to surrounding
10 areas. This review process is meant to address impacts that may be detrimental to
11 the public interest, health, safety, convenience or welfare of the City.

12 **3. The proposed amendment is in compliance with the provisions of the**
13 **California Environmental Quality Act (CEQA).**

14 Pursuant to CEQA, an Initial Study prepared for the proposed Zoning Code
15 Amendment (ZCA) determined that the ZCA would have less than significant
16 impacts on the environment and that a Mitigated Negative Declaration finding was
17 appropriate. Any potential environmental impacts from future school expansion will
18 be evaluated through an Initial Study as part of the required CUP Modification and
19 will identify any mitigation measures necessary to reduce identified impacts to a
20 level of insignificance.

21 **Conditional Use Permit Modification:**

22 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a
23 Conditional Use Permit Modification are hereby made:

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

27 The Willows Community School, a private school, was permitted in the Industrial
28 General (IG) zoning designation pursuant to the approval of an Administrative Site
29 Plan Review in 1994. Subsequent expansions to the school's campus and enrollment
increases have required a Conditional Use Permit (CUP) and modifications to that
CUP (CUP/M). As part of the City of Culver City's Zoning Code update in 2005, private
school uses were removed as a permitted use in the IG Zone, thereby making the
three existing private schools in the IG Zone – Willows, Park Century and Turning
Point – legal non-conforming uses. Approval of the Applicant's request for a
Modification to an existing Conditional Use Permit for a private school shall be
conditioned upon the approval of a Zoning Code Text Amendment to allow for the
expansion of existing private schools in the IG Zone. The 575 student private school
and the expansion of school facilities onto abutting properties located at 8476 Warner

1 Drive, 8510 Warner Drive, and 8525 Higuera Street, as part of a phased development
2 described more fully in the attached School's Master Plan document will comply with
3 all applicable provisions of the Zoning Code the CCMC.

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

6 The General Plan land use designation for the subject property and abutting properties
7 in the Hayden Tract district is Industrial. The Land Use Element of the General Plan
8 sets out a goal of creating economic vitality that serves the community and protects
9 the quality of life. Objective 5, Policy C of the Element encourages the "development of
10 cultural, educational and entertainment uses that will provide leisure activities for
11 Culver City's residents and enhance the image of the City." Within the Industrial
12 General Plan land use designation, the Land Use Element notes that "commercial
13 uses, particularly those that support or service daytime industrial employees, also
14 would be allowed. This designation is designed and intended to support and
15 encourage industrial businesses as a valuable component of the City's economic
16 base." By limiting the scope of the School's expansion through the Master Plan
17 document and future conformance reviews, and by requiring a condition of approval
18 that the Applicant "shall not officially or unofficially object to any future proposed uses
19 adjacent to the Property or any part thereof that are otherwise legally permitted or
20 conditionally permitted under the City's zoning regulations," the City intends to protect
21 existing and future industrial or otherwise permitted uses in the Hayden Tract. The
22 project site is not subject to any specific plan.

23 **C. The design, location, size and operating characteristics of the proposed use are
24 compatible with the existing and future land use in the vicinity of the subject
25 site.**

26 The design, location, size and operating characteristics of the existing private school
27 use and the proposed Phased development of a 575 student private school, subject to
28 the conditions of approval, will not have a negative impact on adjacent uses and is
29 therefore found to be compatible with the existing and future industrial land uses in the
vicinity of the subject site. The school has operated within the Hayden Tract since
1994. Over time as the school has expanded pursuant to an approved Conditional Use
Permit in 1999 and subsequent modifications, the school has adhered to conditions of
approval imposed by the City and intended to reduce potential impacts on adjacent
properties. The increase in parking on-site and the increase in on-site circulation area
for drop-off and pick-up of students, as proposed in the Phased development of the
site, will serve to mitigate potential congestion issues around the property. In addition,
the development proposed in Phases 2 and 3 will reduce potential impacts associated
with noise from the campus by concentrating the play areas toward the center of the
property, shielded by surrounding building on the campus. Lastly, the project will be
subject to conditions of approval in order to enforce compatibility with adjacent uses.

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

4 The proposed growth of the campus, in terms of student enrollment and facilities, can
5 be accommodated as proposed in the Master Plan document, through the phased
6 development of the property. This growth will include the acquisition of two abutting
7 properties to house the anticipated growth in enrollment and need for upgraded
8 facilities (Phase 3).The proposed use of the Willows V property for a new surface
9 parking lot (Phase 1) will further reduce impacts on surrounding streets and on- and
10 off-site parking areas during school events. As part of the Phase 2 development of the
11 school, the parking area will be expanded to connect with Higuera Street, creating a
12 through parking area. The new parking area will provide additional parking and
13 queuing space for daily school needs and for events.

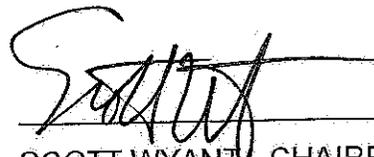
14 **E. The establishment, maintenance or operation of the proposed use will not be**
15 **detrimental to the public interest, health, safety or general welfare or injurious to**
16 **persons, property or improvements in the vicinity and zoning district in which**
17 **the property is located.**

18 The 575 student private school resulting from this approval subject to the approval of
19 the Zoning Code Text Amendment, will not be detrimental to the public interest, health,
20 safety or general welfare or injurious to persons, property or improvements in the
21 surrounding commercial zoning district or vicinity.

22 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
23 Commission of the City of Culver City, California, hereby recommends to the City Council
24 approval of Zoning Code Amendment ZCA P-2011154 as set forth in Exhibit A attached
25 hereto and made a part thereof; and pursuant to the foregoing recitations and findings, the
26 Planning Commission of the City of Culver City, California, hereby approves Conditional Use
27 Permit Modification CUP/M P-2011156, subject to the conditions of approval set forth in
28 Exhibit B attached hereto and incorporated in herein by this reference, and conditioned on
29 the City Council's approval of Zoning Code Amendment ZCA P-2011154.

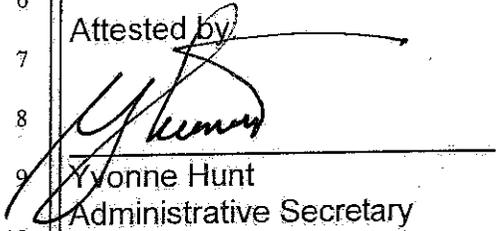
APPROVED and ADOPTED this 8th day of August 2012.

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SCOTT WYANT- CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by



Yvonne Hunt
Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2012-P006

CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Industrial Zoning Districts

17.230

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	

INDUSTRY, MANUFACTURING & PROCESSING

Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17.400.090
Recycling facility - Large collection	-	P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	

RECREATION, EDUCATION , PUBLIC ASSEMBLY

Arcade	P	P	
Health/fitness facilities	P	P	
Indoor amusement/entertainment facilities	CUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Private Schools	CUP	(2)	
Public recreational and cultural facilities	CUP	CUP	
Public Schools	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theaters	P	P	

- Notes:** (1) See Article 7 for definitions of the land uses listed.
 (2) See Section 17.610.010 for nonconforming school uses

EXHIBIT A
RESOLUTION NO. 2012-P006
CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

17.610.010 - Nonconforming Uses

- A. Continuation of Use.** Any nonconforming use may be maintained and continued provided that there is no increase or enlargement of the area, space, or volume occupied by or devoted to the nonconforming use. Alterations which do not increase or enlarge a nonconforming use may be approved.
- B. Abandonment or Discontinuance of Use.** A nonconforming use which has been abandoned or has been discontinued for a period of one year shall not be reestablished and any subsequent reuse or any new use established shall conform to the current provisions of this Title.
- C. Change of Use.** A nonconforming use that is changed to, or replaced by a conforming use shall result in termination and subsequent abandonment of the nonconforming use.
- D. Nonconforming Oil Use.** Land which has been used for the drilling, production, or processing of oil, gas, or other hydrocarbons, may continue in the use regardless of the applicable zoning district. The provisions of this Subsection shall not apply to gasoline service stations or other like uses, or to any oil well, oil well structures, or equipment that has been abandoned or the use has been discontinued for a period of at least one year
- E. Conditional Uses.**
- 1. Conformity of uses requiring Administrative Use Permits and Conditional Use Permits.** Any use existing at the time of adoption of this Title, in a zoning district that allows the use subject to the granting of an Administrative Use Permit or Conditional Use Permit, shall be deemed a legal nonconforming use and may only continue to the same extent that it previously existed.
 - 2. Previous Administrative Use Permits or Conditional Use Permits in effect.** A use that was established with an Administrative Use Permit or a Conditional Use Permit but is no longer a use allowed by this Title within the applicable zoning district may continue in compliance with the provisions and terms of the original permit. If the Administrative Use Permit or Conditional Use Permit specified a termination date, then the use shall terminate in compliance with the original permit.
- F. Nonconforming Private School Use in the IG District.** Notwithstanding the foregoing, a nonconforming private school use in the IG zoning district, which was originally established with a Conditional Use Permit at a time when the private school use fully conformed with all then existing applicable provisions of this Title, may be modified and/or expanded, subject to the following:
1. The modification and/or expansion shall require a modification of the existing Conditional Use Permit, subject to review and approval by the Commission in compliance with Chapter 17.530 (Administrative Use Permits and Conditional Use Permits) and Section 17.595.035 (Changes to an Approved Project).
 2. The modification and/or expansion may only include property that is already part of the existing private school use or that is directly and physically abutting the existing school property.

EXHIBIT A
RESOLUTON NO. 2012-P006
CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

3. Any application for a modification and/or expansion of an existing Conditional Use Permit shall include, but not be limited to, the following:
 - a. The submittal of a master plan document, in form and substance as determined by the Director, which thoroughly outlines the extent of the proposed modification and/or expansion, including any proposed increase to student enrollment and/or staff;
 - b. The submittal of an economic study, in form and substance as determined by the Director, which estimates the fiscal impacts of any modification and/or expansion on the City. Such study shall include, but not be limited to, a calculation of the economic and tax "opportunity cost" to the City of expanding the nonconforming private school use.
4. After considering the economic study and the fiscal impacts on the City from any modification and/or expansion of the existing private school use, the appropriate review authority 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.
5. The total area of the property included in the school (as proposed to be expanded) may in no event exceed 3.5 acres.

EXHIBIT B
 RESOLUTION NO. 2012-P006
 Zoning Code Amendment P-2011154
 Conditional Use Permit Modification P-2011156

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the three-phase rehabilitation and expansion project of the Willows Community School (the "Applicant") to accommodate a maximum of 575 students and a maximum of 95 teachers and staff persons (the "Project"), as more fully described in The Willows Community School Master Plan dated June 27, 2012 (the "Master Plan"), for the properties located at 8487 and 8509 Higuera Street, 8490 Warner Drive, 8479 Higuera Street, 8520 Warner Drive and 8476 Warner Drive (collectively, "Property A"); 8510 Warner Drive ("Property B"); and 8525 Higuera Street ("Property C"), in the City of Culver City. Properties A, B, and C, collectively, shall be referred to as "the Property".	All	Standard	
2.	Conditional Use Permit Modification P-2011156 shall not become effective until the effective date of Zoning Code Amendment P-2011154. If the City Council adopts substantive changes to the Zoning Code Amendment as recommended by the Planning Commission, the Conditional Use Permit Modification shall be referred back to the Planning Commission for reconsideration pursuant to the provisions of the adopted Zoning Code Amendment.	Planning	Special	
3.	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	
4.	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	

EXHIBIT B
 RESOLUTION NO. 2012-P006
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 Conditional Use Permit Modification P-2011156

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
5.	<p>The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall be subject to the following time limits:</p> <p>A. Within two years of the effective date of the approval of this Land Use Permit, demolition and/or construction work on Property A, permitted under Phase 1 of the Master Plan, must commence or the rights and privileges authorized by this Land Use Permit shall terminate and become void. Once Phase 1 demolition and/or construction has commenced, all such work must be completed within two years.</p> <p>B. The Land Use Permit shall be deemed exercised upon commencement of demolition and/or construction work under Phase I of the Master Plan and Phases 2 and 3 of the Master Plan shall be exercised, subject to the limitations set forth below:</p> <p>i. Prior to commencement of demolition and/or construction work under each of Phase II and Phase III of the Master Plan, the Planning Commission shall conduct a conformance review of the plans for such Phase and shall approve said plans provided it finds the plans in Substantial Conformance with the Master Plan and all applicable Conditions of Approval of this Land Use Permit. The Planning Commission must find that the plans for such Phase are in Substantial Conformance provided the Applicant satisfies the following criteria: (1) the Applicant does not propose increasing the number of students, faculty and/or administrative staff beyond the number specified in the Master Plan and authorized by the Land Use Permit; (2) the proposed</p>	Planning	Special	

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	<p>development footprint does not extend beyond the properties identified in the Master Plan and the Land Use Permit, and (3) the proposed development does not substantially exceed the amount of square footage proposed for such Phase in the Master Plan.</p> <p>ii. The Applicant shall have four years from the effective date of the approval of this Land Use Permit to acquire a fee or leasehold interest in Property B or Property</p> <p>C. Once an interest has been acquired in such Property, the Applicant shall have five years from the date of acquisition to commence demolition and/or construction work at such Property, as permitted under the Master Plan.</p> <p>i. The Applicant shall have eight years from the effective date of the approval of this Land Use Permit to acquire a fee or leasehold interest in the Property not previously acquired pursuant to Section 5.B.ii, above. Once an interest has been acquired in such Property, the Applicant shall have five years from the date of acquisition to commence demolition and/or construction work at such Property, as permitted under the Master Plan.</p> <p>D. As provided in CCMC Section 17.595.030 –“Time Limits and Extensions”, upon written request by the Applicant, the City may administratively extend any of the termination dates described in Section 5.B, above, for a period of one year.</p>			
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	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	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	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	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	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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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
14.	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	
15.	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	
16.	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	
17.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
18.	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	
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	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	
21.	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	
22.	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	
23.	Any proposed changes to the Master Plan shall be subject to review and approval of a Modification to the Conditional Use Permit by the Planning Commission.	Planning	Special	

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GENERAL				
24.	<p>Parking for Phases 2 and 3 shall be recalculated as part of the conformance review process, based upon the number of classrooms removed and added as part of the development of the Property. The parking for Phases 2 and 3 of development shall be calculated at the ratio for schools serving Kindergarten through Grade 9, of 1.5 spaces for each classroom. In addition, 1 space shall be required for each 200 square feet of indoor assembly.</p>	Planning	Special	
25.	<p>Secure short-term bicycle parking shall be provided to accommodate eight (8) bicycles in Phase 1A. All short-term spaces shall be provided on-site using four (4) City approved "Inverted - U" Bicycle Racks. Bicycle Parking shall meet the minimum standards specified in the City's Bicycle and Pedestrian Master Plan Design Guide, Section 1.8. Additional secure short-term bicycle parking shall be provided to accommodate two (2) bicycles in Phase 2, on-site using one (1) City approved "Inverted - U" Bicycle Rack.</p> <p>The compliance with these requirements and the final bicycle parking layout shall be approved by Public Works Administration staff, prior to issuance of any Public Works Department/Engineering Division permit for the Project.</p>	Public Works	Special	
26.	<p>Fifteen feet of sidewalk in front of the Willows I building along Higuera Street shall be removed and reconstructed as determined by the Public Works Department/Engineering Division.</p>	Public Works	Special	
27.	<p>A new drive approach for the Willows V parking lot shall be constructed per the City's "high speed" standard and be ADA compliant as determined by the Public Works Department/Engineering Division.</p>	Public Works	Special	

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GENERAL				
28.	Traffic Improvement Contribution Payment. The Applicant shall pay to the City a "Traffic Improvement Contribution Payment" in the total amount of TWENTY FIVE THOUSAND DOLLARS (\$25,000) as a contribution payment toward improvements to the intersection of Higuera Street and Hayden Avenue, which payment shall be made no later than thirty (30) calendar days after the effective date of the approval of this Land Use Permit.			

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PRIOR TO BUILDING PERMIT ISSUANCE				
29.	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	
30.	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	
31.	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	
32.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
33.	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	
34.	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	
35.	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				
36.	<p>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:</p> <p>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.</p> <p>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.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
37.	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	
38.	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	
39.	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	
40.	Prior to issuance of a grading permit, a comprehensive geotechnical investigation, including additional soil borings shall be submitted to the City for review and approval. The design and construction of the project shall occur in accordance with recommendations identified in the comprehensive geotechnical investigation.	Building	Special	

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DURING CONSTRUCTION				
41.	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	
42.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
43.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
44.	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	
45.	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	
46.	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				
47.	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	
48.	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	
49.	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				
50.	<p>Compliance with the following noise standards shall be required with at all times:</p> <ul style="list-style-type: none"> 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				
51.	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	
52.	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	
53.	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	
54.	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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DURING CONSTRUCTION				
55.	<p>If any archaeological materials, paleontological materials, or human remains are encountered during the course of the project development, work in that area must be halted and the City of Culver City must be notified. Prior to resumption of work, a Phase 1 Archaeological and Paleontological Survey shall be completed and submitted to the Planning Division and Building Safety Division for review. If the Phase 1 Archaeological/Paleontological Survey indicates the presence of archaeological and/or paleontological resources, then an archaeological and/or paleontological professional(s), approved by the City, shall monitor all phases of excavation for the project site. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist and paleontologist have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City. If the human remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.</p>	<p>Planning /Building & Safety</p>	<p>Special</p>	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
56.	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 November 17, 2011 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	
57.	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	
58.	<p>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:</p> <p>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</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>	All	Standard	

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ON-GOING				
59.	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 Planning Commission at its meeting on July 11, 2012 and August 8, 2012 , excepted as modified by these Conditions of Approval.	Planning	Standard	
60.	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	
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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ON-GOING				
62.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ PW	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 covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof that, for so long as the Property or any part thereof is used for the operation of The Willows Community School or other school use as defined in CCMC Section 17.700.010.S ("School Use"), the Developer and its successors and assigns (i) shall not officially or unofficially object to any future proposed uses adjacent to the Property or any part thereof that are otherwise legally permitted or conditionally permitted under the City's zoning regulations, including any future amendments and revisions thereto, but for the proximity of such proposed uses to The Willows Community School or such other School Use, and (ii) shall not officially or unofficially assert, use or rely as a basis for rejection of any future proposed uses adjacent to the Property or any part thereof that are otherwise legally permitted or conditionally permitted under the City's zoning regulations, including any future amendments and revisions thereto, on a finding regarding the presence and proximity of such proposed uses to The Willows Community School or such other School Use.	Planning City Attorney	Special	

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66.	<p>Public Benefit Contribution. The Applicant shall make the following payments to the City (the "Public Benefit Contribution") during the time for which there is a School Use upon the Property, in the amounts and at the times set forth as follows:</p> <p>A. The total amount of SIXTY ONE THOUSAND ONE HUNDRED DOLLARS (\$61,100) not later than thirty (30) calendar days after the date on which the City issues to the Applicant a demolition permit in connection with Property A, as outlined in the Master Plan, and annually thereafter on or before September 15 of each successive year; and</p> <p>B. The total amount of TWENTY ONE THOUSAND FOUR HUNDRED THIRTEEN DOLLARS (\$21,413) which amount shall be payable not later than thirty (30) Days after the later of (a) the Applicant acquiring a fee or leasehold interest in Property B or (b) the date as permitted in Section 66.D, and annually thereafter on or before September 15 of each successive year; and</p> <p>C. The total amount of TWENTY ONE THOUSAND FOUR HUNDRED THIRTEEN DOLLARS (\$21,413) which amount shall be payable not later than thirty (30) Days after the later of (i) the Applicant acquiring a fee or leasehold interest in Property C or (ii) the date as permitted in Section 66.D, and annually thereafter on or before September 15 of each successive year.</p> <p>D. During the first two (2) years following the Applicant acquiring a fee or leasehold interest in Property B or Property C, and provided that the City continues to receive annual tax revenue generated from the acquired property in an amount at least equivalent to the immediate prior five (5) year average of tax revenue received by the City, then the Applicant shall not be required to make the Public Benefit Contribution to the City for such property during such two (2) year</p>	CDD	Special	

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period. However, if, at any time during the two (2) year period following the Applicant acquiring a fee or leasehold interest in Property B or Property C, the City issues a demolition or construction permit in connection with the Property B and/or Property C, then from and after the date of issuance of the permit, the Applicant shall pay the full amount of the Public Benefit Contribution for such property without any waiver referenced in this condition and notwithstanding the existence of any lease of such property.

E. If the Applicant acquires a fee or leasehold interest in the Property B and/or Property C but fails to obtain a property tax exemption for such property and is required to pay property taxes for such property, then the Public Benefit Contribution shall be due and payable to the City; provided, however that the amount of the Public Benefit Contribution due for such property in any year shall be reduced by an amount equal to the taxes received by the City, applicable to such property for the immediate prior year. However, in no event shall the amount of the Public Benefit Contribution payments be reduced to an amount below zero.

F. The initial annual payment of the Public Benefit Contribution calculated and payable to the City shall be subject to an annual increase based on the cumulative percentage change in the All Items Consumer Price Index for All Urban Consumers for Los Angeles County the Los Angeles-Riverside-Orange County, California metropolitan area (1982-84 =100), as published by the U.S. Bureau of Labor Statistics (hereinafter "CPI"), between August 2012 and the month immediately preceding the month in which each initial annual payment set forth in (A), (B) and (C) above is due. Each subsequent annual payment shall be subject to an increase in the percentage change in the CPI between August of the preceding year and August of the year in which the subsequent annual payment is due. In the event that the All Items Consumer Price Index for All Urban Consumers ceases to exist, City and Applicant shall mutually agree on a substitute annual inflation index covering the

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<p>Los Angeles metropolitan area. In no event shall any Public Benefit Contribution to be paid annually be in an amount that is less than the immediate prior Public Benefit Contribution made to the City.</p> <p>G. In the event Applicant obtains a demolition permit in connection with Property A as outlined in the Master Plan on a date that is three (3) calendar years or more from the Effective Date of this Land Use Permit, or upon any event during the term of this Land Use Permit that effects the uses on the Property or the taxes generated by the Property, including without limitation changes in the tenants of Property B and/or Property C after the Effective Date of this Land Use Permit but prior to the Applicant's purchase, lease or acquisition of any property interest in said properties, as reasonably determined in the sole discretion of the City, the City shall have the right, but not the obligation, to recalculate the amount of the Public Benefit Contribution required to be made to the City as set forth in (A), (B) and (C) above and such new amount shall become the amount of the Public Benefit Contribution to be paid to the City annually subject to the annual increases as set forth in (F) above, but in no event shall the new amount of the Public Benefit Contribution to be paid annually be less than the immediate prior Public Benefit Contribution made to the City.</p>			
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ON-GOING				
67.	The obligation of Applicant to make the Traffic Improvement Contribution Payment and the Public Benefit Contributions shall run with the land and shall be effective with respect to the Property until the cessation of operations of The Willows Community School or any successor School Use on the Property.	CDD	Special	
68.	In the event the Applicant, its successors and assigns, or all persons claiming under or through them, fails to pay the Traffic Improvement Contribution Payment as required by <u>Condition No. 28</u> and/or the Public Benefit Contributions or any portion thereof to the City when due as required by <u>Condition No. 66</u> , the delinquent amount shall bear interest, compounded, at the rate of ten percent (10%) per annum or the highest non-usurious rate of interest permitted under applicable law calculated from the date that the corresponding Traffic Improvement Contribution Payment and/or Public Benefit Contributions were due and payable, until the delinquent amount of the Traffic Improvement Contribution Payment and/or Public Contribution Payments are paid, and the City shall have a lien on the Applicant's, or its successors' and assigns', interests in the Property then owned or leased by the Applicant, or its successors and assigns, for the full amount of the delinquent amount of the Traffic Improvement Contribution Payment and/or Public Benefit Contributions that are due and payable, plus interest, until paid in full.	CDD	Special	

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ON-GOING				
69.	<p>As security for payment of the Public Benefit Contribution and the Traffic Improvement Contribution Payment, the Applicant shall post an unconditional and irrevocable Letter(s) of Credit in a form approved by the City Attorney for the benefit of the City. The initial amount of the Letter of Credit shall be set at twice the Public Benefit Contribution amount due for Property A as identified in <u>Condition No. 66</u> (\$61,100 X 2 = \$122,200). The Letter of Credit shall be a term of one (1) year, subject to automatic annual renewals at least 15 days prior to the current expiration date for so long as the Property is operated as a School Use. At the time of each annual renewal, the Letter of Credit amount shall be adjusted to reflect twice the amount of the Public Benefit Contribution owed to the City at the time of such renewal, as determined by the payment schedule and inflationary rates set forth in <u>Condition No. 66</u>. Under the Letter of Credit, the City shall have the unconditional right to draw down funds i) to reimburse itself for any Public Benefit Contribution payments or the Traffic Improvement Contribution Payment accrued but unpaid by the Developer; and ii) as a penalty in the event the Property is transferred without first obtaining the City's reasonable approval. Funds may only be drawn down from the Letter of Credit after notice and a reasonable opportunity to cure the failure to timely pay or unpermitted transfer has passed.</p>	CDD	Special	

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ON-GOING				
70.	Applicant's transfer of title of the Property shall be subject to the City's reasonable approval, provided the purchaser intends to continue to utilize the Property for School Use consistent with this Land Use Permit. City's reasonable approval of such transfer shall be conditioned on i) the Public Benefit Contribution payments being current; ii) the successor owner's agreement to all Conditions of Approval set forth in this Land Use Permit by execution of a covenant agreeing to these Conditions of Approval as set forth in <u>Condition No. 29</u> ; and iii) the successor owner's submission of a letter of credit in accordance with <u>Condition No. 69</u> .	CDD	Special	
71.	On-street parking shall not be restricted during anytime as a result of the School's drop-off and pick-up operations and final review of the School's future drop-off and pick-up operations associated with each Phase of the Master Plan shall be reviewed by the Planning Manager and the City Traffic Engineer to ensure the operations do not impact street parking.	Planning Public Works	Special	