

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

April 10, 2013
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:00 p.m.

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

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Pledge of Allegiance

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

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearing

Item PH-1

Conditional Use Permit Modification CUP/M P-2012171 to
permit an increase in student enrollment from 300 students
to 400 students for the Wildwood School located at 12201
Washington Place

Joshua Williams, Associate Planner, provided a summary of
the material record.

Chair Wyant opened the public hearing.

The following members of the audience addressed the Commission:

Clare Brunovski, parent at the Wildwood School, provided a brief introduction of the item and the history of the school; she discussed the lease with the Culver City School District; the long-term plan; capacity; and she indicated that they had no plans for new construction at the school.

Colleen Pundyk, Director of Institutional Advancement, provided background on herself and on the school; discussed previous improvements to the campus and the athletic program noting that they did not make use of City parks; she described current facilities; their partnership with McBride School and with Grandview Elementary School; community activities; the Mar Vista Garden Tour; required intern programs; The Wildwood Outreach Center; diversity; the number of Culver City residents in their student population; and she invited Commissioners and staff to visit the campus.

Clare Brunovski discussed the application and justification for approval; the commitment to the City; how the project benefits the City; the importance of being part of the community; parent involvement; she indicated that they did not and would not have a negative impact on the City; discussed the underlying zoning; the location; immediate neighbors; police and fire use; the dedicated library; financial benefits to the Culver City School District; support letters from local schools, businesses and neighbors; school spending; and spending generated by the school.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between Commissioners and staff regarding the size of the student body when it was Betsy Ross Elementary; the process to increase square footage at the school; the size of a typical Culver City Unified School District (CCUSD) school compared to The Wildwood School; praise for the presentation; concern with the issue of too many schools in the City; the number of students attending school in the City vs. the number of school-aged children living in the City; impacts to the City; the fact that

schools are not a money-making institution for the City; the need to create a concrete plan for an overall policy for schools in the City; impacts to adjacent uses; parking and noise issues; the value of the lease with CCUSD; the request for a 25% increase in the student population by the year 2020; whether this would be the last requested increase; Condition 21; clarification regarding property use; the current Conditional Use Permit (CUP); mitigation measures for the increased numbers; and additional conditions to address the significant increase to the student body.

In response to inquiry from Chair Wyant, Ms. Brunovski discussed the parking arrangement with the neighboring church.

Additional discussion ensued between Commissioners and staff regarding appreciation for the thoroughness of the report; concern with incremental development; the vacuum of a larger policy; clarification that the proposed increase to the student population is 33% rather 25%; the surrounding neighbors; traffic issues; the degree of impact; the traffic study; CEQA criteria; the base number vs. the eventual final number of students; projections for the affected intersections; expected development in the neighborhood; related projects; the need for a comprehensive study on private school uses; the budget process; incrementalism; the ability to impose a condition that the school would not come back for additional development; Condition 22; requiring a ~~six month review after any increase in enrollment;~~ revocation and modification if circumstances change; terms of the CUP; the process for review and imposing conditions to mitigate impacts; the ability of the school to appeal; shortening the review period; reimbursement to the City for staff time; appreciation for the improvements to the campus; and a suggestion to continue the CUP for the existing project but not add the 100 students until issues are addressed.

Clare Brunovski discussed resources spent on the application and the burden if they have to return for additional consideration.

Further discussion ensued between staff and Commissioners regarding concern with setting a precedent; seeking guidance from the City Council; the role of the Commission; legal requirements; formally requesting that the City Council formulate an overall approach to private schools in the

City; clarification that the applicant has supplied all requested data; projected growth; and a suggestion to build in an increment stipulating how much the school can grow each year.

Clare Brunovski indicated that the school was planning on incremental growth.

Discussion ensued between staff and Commissioners regarding the process to request that the City Council address the issue of private schools in the City; clarification that if noise and traffic are real issues at the school than the cap is no longer 400; impacts that can not be mitigated; clarification that additional conditions could be required by staff but the Commission would have to consider whether the impacts would create a condition that has gone beyond the threshold of impactability; the three-month review periods; clarification that Commissioners can request that the item return for additional review; and whether the Commission can withhold approval of additional students.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER PLESKOW THAT THE PLANNING COMMISSION: APPROVE THE CONDITIONAL USE PERMIT MODIFICATION CUP/M P-2012171, SUBJECT TO THE CONDITIONS OF APPROVAL AS OUTLINED IN RESOLUTION NO. 2013-P004 (ATTACHMENT NO. 1), WITH THE AMENDMENTS TO CONDITION 21 TO REQUIRE THAT THERE WILL BE NO FUTURE REQUESTS FOR INCREASES ABOVE THE 400 APPROVED AS PART OF THE CONDITIONAL USE PERMIT; FOLLOW UP INSPECTIONS ARE TO BE CONDUCTED AT THREE MONTHS INSTEAD OF SIX MONTHS; AND ADD TO CONDITION 22 THAT LIMITS THE INCREASE TO NOT MORE THAN 10% IN ANY TWO-YEAR PERIOD UP TO A MAXIMUM OF 400 STUDENTS TO MEET THE REQUIRED FINDINGS AND MITIGATE ANY NEW PROJECT IMPACTS IDENTIFIED AT THE MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, PLESKOW, WYANT
NOES: KUECHLE, SMITH FROST

MOVED BY COMMISSIONER LACHOFF, SECONDED BY CHAIR WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ACCEPT THE NEGATIVE DECLARATION FOR THE PROJECT.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER PLESKOW, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF FEBRUARY 13, 2013.

MOVED BY CHAIR WYANT AND SECONDED BY COMMISSIONER PLESKOW THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF FEBRUARY 27, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Items from Staff

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

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Items from Planning Commissioners

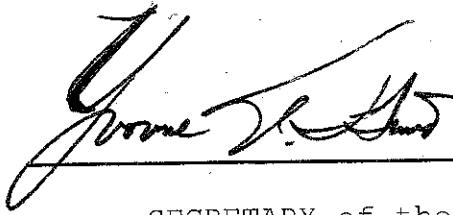
MOVED BY VICE CHAIR KUECHLE, SECONDED BY CHAIR WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION AGENDIZE A DISCUSSION OF ESTABLISHING CRITERIA INCLUDING DEVELOPMENT OF PERFORMANCE STANDARDS AND FINDINGS FOR PRIVATE SCHOOL USES AND A DISCUSSION OF APPROPRIATE ZONING DISTRICTS TO ALLOW PRIVATE SCHOOLS WITH CLARIFICATION ON THE DEFINITION OF PRIVATE SCHOOLS FOR THE MEETING OF MAY 22, 2013.

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Adjournment

There being no further business, at 8:21 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, April 24, 2013, at 7:00 p.m. in the Mike Balkman Council Chambers.

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7/10/13

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

7/10/13



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

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

Martin R. Cole
CITY CLERK

Date