

**MEETING DATE: 09.10.12**

**AGENDA ITEM:** PUBLIC HEARING: APPEAL OF THE DENIAL OF A  
CONDITIONAL USE PERMIT MODIFICATION (CUP/M  
2011-175) TO ALLOW THE ADDITION OF 200 STUDENTS  
TO THE HELP GROUP PRIVATE SCHOOL FACILITY At  
12095-12101 WASHINGTON BOULEVARD.

### **ATTACHMENTS**

|                                                                                                                                                                                                                                                                                            | <u>Pages</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. Resolution No 2012-P005, Denying Approval<br>of the Conditional Use Permit Modification,<br>CUP/M P-2011175, to allow for a 600 student<br>private school for special needs students at<br>12095-12101 Washington Boulevard in the<br>Commercial General (CG) zone, dated June 20, 2012 | 1-4          |
| 2. Letter of Appeal for CUP/M P-2011175,<br>dated July 5, 2012                                                                                                                                                                                                                             | 5-11         |
| 3. Project Plans                                                                                                                                                                                                                                                                           | 12-20        |
| 4. Written Correspondences                                                                                                                                                                                                                                                                 | 21-37        |
| 5. Initial Study/Negative Declaration                                                                                                                                                                                                                                                      | 38-63        |
| 6. Draft Resolution No. 2012-R___ Denying the Appeal                                                                                                                                                                                                                                       | 64-67        |
| 7. Draft Resolution No. 2012-R___ Granting the Appeal                                                                                                                                                                                                                                      | 68-89        |
| 8. Planning Commission Minutes April 11, May 9,<br>May 23, and June 13, 2012                                                                                                                                                                                                               | 90-111       |
| 9. Additional Correspondence                                                                                                                                                                                                                                                               | 112-126      |

## 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  
8

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  
13

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.  
21

22  
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:  
27  
28

- 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.

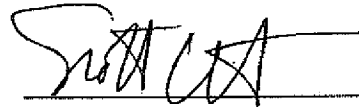
- 14 **E. The establishment, maintenance or operation of the proposed use will not be**  
15 **detrimental to the public interest, health, safety or general welfare or**  
16 **injurious to persons; property or improvements in the vicinity and zoning**  
17 **district in which the property is located.**

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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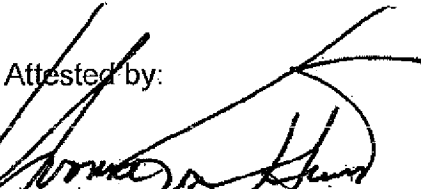
1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
2 Commission of the City of Culver City, California, hereby denies Conditional Use  
3 Permit/Modification, CUP/M P-2011175.

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

6 

7  
8 SCOTT WYANT – VICE CHAIRPERSON  
9 PLANNING COMMISSION  
10 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

12   
13 Yvonne Hunt  
14 Administrative Secretary

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27  
28 June 20, 2012

Page - 4 -

2012-P005



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July 5, 2012

**VIA HAND DELIVERY**

Martin R. Cole  
City Clerk  
City of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232

Re: CUP/M 2011-175 - Appeal of Planning Commission Decision

Dear Mr. Cole:

The office represents The Help Group ("THG"), a nonprofit organization that operates schools serving students with special needs located at 12095 - 12101 Washington Boulevard in Culver City (the "City"). This section of Washington Blvd is a designated major highway and a major commercial corridor in the City. Pursuant to Culver City Municipal Code section 17.640.030, THG hereby appeals the Planning Commission's June 20, 2012 split decision denying, on a 3-2 vote, THG's conditional use permit modification application (the "CUP" or "Project"). For the reasons detailed below, we respectfully request that the City Council approve the CUP application.<sup>1</sup>

The City approved the school use in 1999 through General Plan Map Amendment No. P-1999016 and CUP No. P-1999017, for a total enrollment of 400 students at the former Washington Hospital Medical Center building (the "1999 approvals"). In the 1999 application THG indicated its intent to convert the buildings located at 12099 Washington and 12095 Washington to school use at some point in the future. This disclosure was repeated in all Planning staff reports. The 1999 approvals provided that THG could convert all space on its campus to school use without further City approval. The current Project involves a request to increase student enrollment from 400 to 600 students, which will involve conversion of the 12095 Washington Boulevard building. No change in land use or campus size is requested.

<sup>1</sup> THG reserves the right to submit additional supporting information in advance of its City Council appeal hearing.

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## **I. THE PLANNING COMMISSION'S FINDINGS ARE LEGALLY DEFICIENT**

### **A. The Findings Are Not Supported by Substantial Evidence in the Administrative Record**

In its denial of the CUP, the Planning Commission produced cursory findings for which there is no evidence in the administrative record, let alone the substantial evidence the law requires, as detailed below. *Topanga Ass'n for a Scenic Community v. County of Los Angeles*, 11 Cal. 3d 506 (1974); CCP § 1094.5; *see also Village Laguna of Laguna Beach v. Board of Supervisors*, 134 Cal. App. 3d 1022, 1034 (1982) (in CEQA context findings must be "accompanied by a statement of the facts supporting each finding"); *Orinda Ass'n v. Board of Supervisors*, 182 Cal. App. 3d 1145 (1986) (granting of variance for mixed-use office/retail project improper where findings only addressed desirability of proposed development and economic difficulties of developing property under current zoning as opposed to property's special circumstances).

#### **i. Finding "C"**

CUP finding "C" requires the Commission to analyze whether the "design, location, size and operating characteristics of the proposed use are compatible with the existing and future land use in the vicinity of the subject site." Rather than engaging in this analysis, the Commission decision merely states in conclusory terms that the Project "will result in negative impacts related to noise on the abutting residential neighborhood and traffic on the surrounding surface streets."

The finding, which cites no evidence in the administrative record, is in fact wholly contradicted by the record. Regarding noise, THG commissioned a study by licensed professional engineers in the area of acoustics who used industry standards in their analysis and conclusions. These experts presented results to the Commission conclusively demonstrating that the schools currently operate well below the City's noise threshold for the area.<sup>2</sup> Additionally, although further sound mitigations are not necessary, THG offered to construct a sound-attenuating barrier to extend the existing barrier to a maximum of 14 feet high along the common property line between THG and the neighbors at 12028 to 12042 Sylvester Street (approximately 370 lineal feet). According to the noise expert, this will result in "noise levels a minimum of 15 decibels lower than the allowable noise levels in the City's noise element."

THG's proposed increase in enrollment, which would be housed at 12095 Washington Boulevard, will not create additional noise, as it will be located in an area of the campus opposite adjoining neighbors, and would have a rooftop playground. The proposed rooftop playground is enclosed on the three sides facing residential property by ten-foot high parapet walls, and further buffered from the residential property by a four-story structure. These parapet walls surrounding the playground and the four-story structure provide barriers to block

<sup>2</sup> Per City code, consideration of noise in regards to a school is improper, as detailed Section II, *infra*.

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playground noise from emanating to the adjacent residential properties. Expert opinion regarding the noise levels from the proposed playground predicts a noise level approximately 15 to 20 decibels below current ambient noise levels.

Regarding traffic, THG commissioned a study by a licensed civil and traffic engineer approved by the City who used industry standards to generate the traffic study. The City's own traffic engineer reviewed and approved this study, which conclusively demonstrated that the minor increase in additional traffic from the Project would cause no significant impact on surrounding streets or intersections. Furthermore, the City's traffic engineer noted that the Project could increase traffic approximately four times more than it does before it would result in a significant traffic impact. No evidence asserting otherwise was submitted or presented before the Commission. Further, the Project would be subject to conditions of approval to ensure compatibility with adjacent residential and commercial uses, including an updated Traffic Management Program. The Commission's finding does not mention these conditions, let alone explain why they are insufficient to mitigate any perceived adverse impact.

## **ii. Finding "D"**

CUP finding "D" requires the Commission to analyze whether the "subject site is physically suitable for the type and intensity of the use being proposed." Here again the Commission in conclusory terms merely states that "the substantial increase in student enrollment on The Help Group campus is not compatible with existing site configuration and means of access." The Commission provides no information, let alone substantial evidence, as to why it believes this finding is supportable, nor (again) does it cite to anything in the record to support this finding.

In fact, the rehabilitation of an existing two story building will result in a facility with a rooftop playground that will easily accommodate the increased student enrollment with no negative impacts on the overall campus or abutting neighbors. Further, the updated Traffic Management Plan referenced above implements staggered drop-off and pick-up of students so that all such activities will take place on campus. Therefore, the only actual evidence in the record leads to an opposite conclusion than that reached by the Commission.

## **iii. Finding "E"**

Finding "E" requires the Commission to analyze whether the "maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety or general welfare, or injurious to persons, property or improvements in the vicinity and zoning district in which the property is located." Rather than engaging in an analysis of the facts presented and applying the finding to these facts, the Commission simply repeats the same unsubstantiated traffic and noise findings from finding "C". As noted above, various conditions, such as a thorough Traffic Management Plan and 14 foot high barrier separating the campus from adjoining residential uses, ensure that the Project will not cause any negative impacts on surrounding areas.

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In the spirit of collaboration with the Planning Commission, THG, in a letter dated May 21, 2012, proposed to reduce the number of requested students from 250 to 200, reiterated THG's intention to build a 14 foot sound-attenuating barrier adjacent to the Sylvester Street property line, proposed to eliminate the use of five metered spaces on Washington Boulevard used for queuing, and included a commitment to seek no further increase in enrollment for this campus in the future.

The Planning Commission's findings concerning the Project fail the *Topanga* standard completely. As demonstrated above, the only evidence in the record supports granting the CUP. THG presented expert opinion and professionally-completed studies and analysis regarding the Project's potential traffic, circulation, and noise impacts that conclusively demonstrated that the Project will not adversely affect the surrounding neighborhood. These studies were reviewed by the City professional staff and found to be credible. No contrary studies were submitted or considered by the Planning Commission.

The Planning Commission based its denial on the subjective conjecture of some Commissioners regarding potential Project impacts, without any documentary support. Such conjecture is not evidence. *See Pacifica Corp. v. City of Camarillo*, 149 Cal. App. 3d 168 (1983) (transcript of City Council debate is not by itself substantial evidence or a *Topanga* finding). Substantial evidence is not merely the presence of any evidence that supports a particular conclusion; rather, as the term implies, the evidence in the administrative record must be of "ponderable legal significance... It must be reasonable[ ], credible, and of solid value[.]" *Kuhn v. Department of General Services*, Cal. App. 4th 1627, 1632-33 (1994) (internal citations omitted).

Absent substantial evidence in the administrative record outlining potential negative Project impacts, the City must approve the CUP.<sup>3</sup>

## **B. The Findings Are Impermissibly Conclusory**

In addition to requiring findings supported by substantial evidence in the administrative record, *Topanga* and its progeny mandate that findings must "bridge the analytic gap between the raw evidence and ultimate decision or order." *Topanga*, 11 Cal. 3d at 515. Reviewers of an agency's decision must be able to trace "the analytic route the administrative agency traveled from evidence to action." *Id.*

<sup>3</sup> In addition, given the federal and state protections, including the Americans with Disabilities Act, that apply to THG's students and render them a protected class, the City cannot deny an application for an educational opportunity for these students absent thorough findings that identify a substantial state interest necessitating denial. The federal Individuals with Disabilities Education Act ("IDEA") mandates a free and appropriate education for children with special needs. When public schools cannot adequately meet a child's special needs, IDEA mandates placement in other settings such as the schools operated by THG, with funding provided by governmental sources. Approximately 96% of THG students fall under the IDEA mandate.

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Instead of connecting its findings to evidence in the record, the Commission produced completely conclusory findings that point to no evidence whatsoever. For example, in Finding "D", the Commission merely states that "The proposed [CUP], which will result in [a] substantial increase in student enrollment on The Help Group campus, is not compatible with existing site configuration and means of access." This is not a finding at all; it merely states what THG applied for (increased enrollment) and then states a conclusion while referencing nothing in the record, let alone evidence that would support the conclusion.

## **II. THE PLANNING COMMISSION IMPROPERLY CONSIDERED THE PROJECT'S ALLEGED NOISE**

The Planning Commission, in Finding "C", states that the Project "will result in negative impacts related to noise on the abutting residential neighborhood[.]" First, per the above discussion, the only evidence in the record related to noise refutes this finding. Further, regardless of the specifics of the Project's noise, the City specifically *exempts* schools from the City's noise ordinance. Municipal Code section 9.07.060(C) ["Permitted activities conducted on public playgrounds and public or private school grounds including but not limited to school athletic and entertainment events are exempted from the provisions of this Chapter."] [Emphasis added.] Indeed, during THG's first Planning Commission hearing, on April 11, 2012, Planning Manager Thomas Gorham stated "Yes, the noise ordinance says that they [THG] are exempt[.]"<sup>4</sup> The City has therefore already made the policy determination that a school use cannot be denied on the basis of noise. It is important to note that even if schools were not exempt from the noise ordinance, the noise impact study produced for the Project revealed that THG, even with its proposed increase in enrollment, would continue to operate within the limits of the City's noise standards.

Despite this express exemption, Planning Commissioners returned time and time again to the consideration of (alleged) Project noise, and allowed concern regarding this (unsubstantiated) noise to make its way into a finding. Given that the City's noise ordinance expressly exempts schools, such consideration was legally impermissible, and cannot form the basis for denial of the Project.

## **III. THE PLANNING COMMISSION CONSIDERED A POLICY ISSUE NOT PROPERLY BEFORE IT**

Across multiple hearings, Planning Commissioners did not limit their review to the THG project before them, and instead repeatedly discussed a broad policy issue related to the presence of private nonprofit schools in the City. Several Commissioners repeatedly expressed the opinion that the City suffers financially because nonprofit schools do not pay property and business taxes.

<sup>4</sup> Mr. Gorham went on to explain that out of an abundance of caution the City still required a noise study, which conclusively showed that the schools on the Project site do not exceed the standards in the City's noise ordinance.

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The consideration by Planning Commissioners of the nonprofit/tax legislative issue not properly before them denied THG due consideration of its specific Project. Rather than make an individualized determination concerning the Project that City code, in Section 17.530.020, requires, THG's application was made the subject of an improper legislative policy debate.

Community Planning Director Sol Blumenfeld repeatedly attempted to focus Commissioners on THG's application, to no avail. During THG's April 11, 2012 hearing, Director Blumenfeld explained to Commissioners the difference between THG's application and a separate legislative question regarding schools in general, stating:

"In this [THG's] case we're talking about a use that is allowed on the permitted use list...eliminat[ing] schools...would require a text amendment and a change to the zoning ordinance." [Emphasis added.]

Planning Commission Chair Anthony Pleskow spoke to the inequity of the situation on several occasions and said, "...I think there are really two separate issues here. One is this specific project and then there's also really the policy issue that the city needs to sort of review holistically with respect to nonprofits. I don't think it is particularly fair to deny this project because we're trying to make a larger point."

Several Commissioners persisted in substituting discussion and consideration of a citywide policy issue with consideration of THG's project, causing a prejudicial analysis of the application before them.<sup>5</sup> Such consideration denied THG a fair hearing and violated its due process rights. *Applebaum v. Board of Directors*, 104 Cal. App. 3d 648, 657 (1980) ["[A]n individual has the right to a tribunal which meets...standards of impartiality."] Far from impartiality, THG received a hearing in which its application was not fairly considered.

Furthermore, several Commissioners, in referencing the fact that THG received a CUP in 1999 that it now sought to modify, commented that they apparently wished to foreclose the ability of any CUP recipient to request modification of a CUP (or request another necessary entitlement), no matter how much time has passed (in this case, 13 years). Such a position (a) runs counter to the City's code and Planning Dept. procedures, which of course provide for such applications; (b) runs counter to basic planning principles, in which uses can and should be modified to adapt to changing conditions and needs; and (c) is flatly illegal, as the City cannot prohibit a property owner from applying for a discretionary approval.

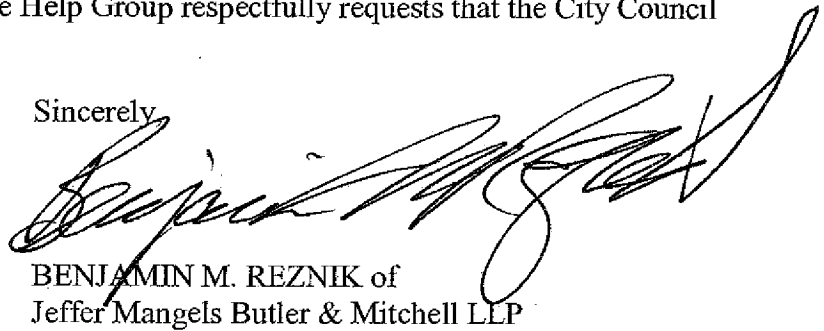
<sup>5</sup> While not required to, THG attempted to address these concerns in letters dated May 21, 2012 and June 11, 2012, in which THG offered to make an annual payment in the amount of \$11,650 to the City, which represents 2011 property taxes and 2006 business tax revenue (the peak revenue year for 2000 - 2011, per City statistics as detailed in the Planning Commission staff report dated May 9, 2012). THG also offered to compensate the City for the cost of police, fire and paramedic calls.

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#### IV. CONCLUSION

The Planning Commission's denial of THG's CUP application is replete with error and legally unsustainable. The Commission's findings are conclusory and unsupported by substantial evidence in the administrative record. Further, the Commission improperly considered issues, such as noise and the impact of schools in general on the City's finances, not properly before it. Given these errors, and the fact that the only evidence in the administrative record supports granting the CUP, The Help Group respectfully requests that the City Council grant its appeal and approve its CUP.

Sincerely,



BENJAMIN M. REZNIK of  
Jeffer Mangels Butler & Mitchell LLP

BMR:amd

cc: Sol Blumenfeld, Community Development Director  
Thomas Gorham, Deputy Community Development Director/Planning Manager  
David P. Waite, Esq.  
Alex DeGood, Esq.



03/17/2000 8:47 AM B\_XL\_A21.dwg PLOTTED, STATION #107



SITE PLAN

SCALE: 1" = 40'



THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |           |
|-------------|-----------|
| JOB NO.     | 07102B    |
| DRAWN BY    | AS        |
| CHECKED BY  | -         |
| DATE        | 10/01/08  |
| SHEET TITLE | SITE PLAN |
| SHEET       | 1         |

**Bannick Architects**  
7141 Valjean Ave., Suite 100, Van Nuys, California 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

| NO. | DATE     | ISSUED / REVISION                       |
|-----|----------|-----------------------------------------|
| 01  | 08/19/09 | CITY PLANNING MEETING                   |
| 02  | 07/05/10 | CITY MEETING (PLN)                      |
| 03  | 06/02/11 | MEETING WITH NANCY TRAVEL COMMENTS      |
| 04  | 07/07/11 | REVISED PLANS PER NANCY TRAVEL COMMENTS |
| 05  | 07/13/11 | PLANNING SUBMITTALS                     |
| 06  | 08/24/12 | PLANNING SUBMITTALS                     |

NOTE: THE DRAWINGS AND SPECIFICATIONS AND ALL DESIGN AND DIMENSIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. SMALL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THE DESIGN.





NORTH (REAR) ELEVATION

SCALE 1/8"=1'-0"

3



SOUTH (FRONT) ELEVATION

SCALE 1/8"=1'-0"

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WEST (LEFT SIDE) ELEVATION

SCALE 1/8"=1'-0"

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DECEMBER 13, 2011

| NO. | DATE     | ISSUED / REVISION                       |
|-----|----------|-----------------------------------------|
|     | 09/19/09 | CITY PLANNING MEETING                   |
|     | 07/06/10 | CITY MEETING (PLNG)                     |
|     | 06/02/11 | MEETING WITH NANCY TRAVEL               |
|     | 07/02/11 | REVISED PLANS PER NANCY TRAVEL COMMENTS |
|     | 12/15/11 | PLANNING SUBMITTAL                      |
|     | 08/23/12 | PLANNING (JOHN WILLIAMS)                |

Arthur J. Bannick Architects

7141 Valjean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"  
(WASHINGTON BLVD - CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |                     |
|-------------|---------------------|
| JOB NO.     | 07102B              |
| DRAWN BY    | AS                  |
| CHECKED BY  | -                   |
| DATE        | 10/01/08            |
| SHEET TITLE | EXTERIOR ELEVATIONS |
| SHEET       |                     |

2

13



PICK UP AND DROP OFF SUMMARY FOR  
LARGEST OF 2 PICK UP/ DROP OFF SHIFTS

|                                  |                    |               |                |
|----------------------------------|--------------------|---------------|----------------|
| 1) GRAND VIEW BLVD.              | = 9 BUSES          | X 12 STUDENTS | = 108 STUDENTS |
| 2) MIDDLE PLAY AREA              | = 30 PARENT SPACES | X 1 STUDENT   | = 30 "         |
| 3) PARKING STRUCTURE             | = 43 CABS          | X 6 STUDENTS  | = 258 "        |
|                                  | 1 CAB              | X 4 STUDENTS  | = 4 "          |
| TOTAL: = 400 STUDENTS            |                    |               |                |
| = (200 STUDENTS IN SECOND SHIFT) |                    |               |                |
| OVERALL TOTAL = 600 STUDENTS     |                    |               |                |

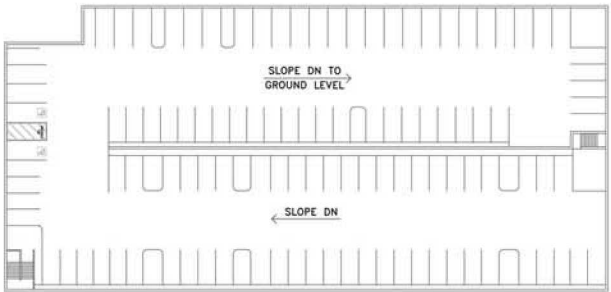
DROP OFF & PICK UP SCHEDULES

SUMMIT VIEW - STAGGERED SCHEDULE:  
HOURS OF OPERATION 8:30AM - 2:40PM  
DROP OFF TIMES 8:15AM - 8:30AM  
PICK UP TIMES 2:30PM - 3:00PM

VILLAGE GLEN - STAGGERED SCHEDULE:  
HOURS OF OPERATION 9:15AM - 3:15PM  
DROP OFF TIMES 9:00AM - 9:15AM  
PICK UP TIMES 3:05PM - 3:35PM

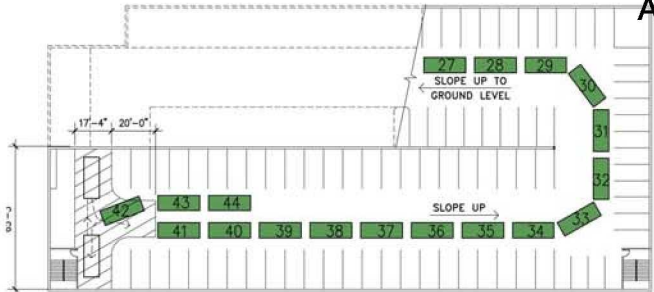
LEGEND:

- BUSES
- PARENT CARS
- CABS



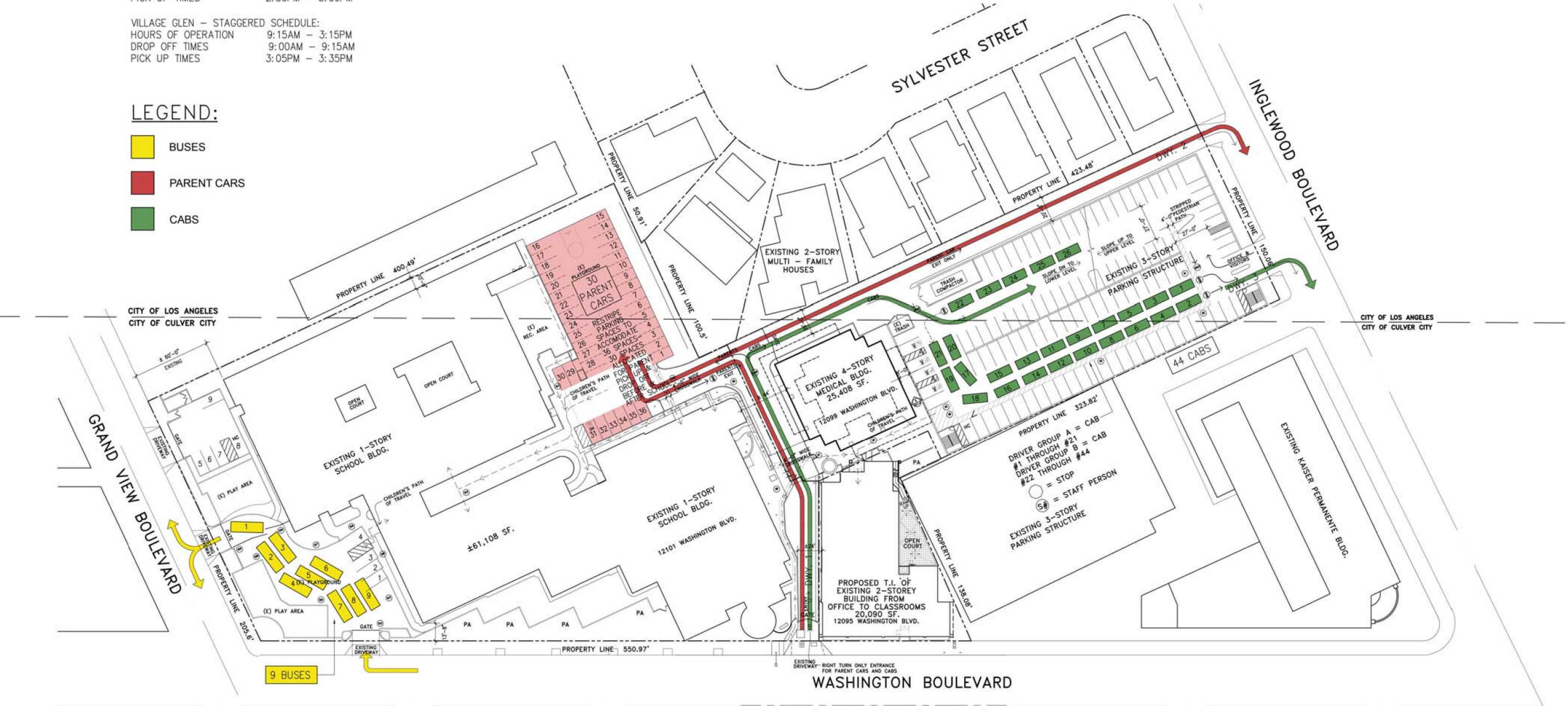
UPPER LEVEL PARKING

SCALE: 1" = 40'



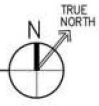
LOWER LEVEL PARKING

SCALE: 1" = 40'



SITE PLAN - STUDENT PICK UP & DROP OFF

SCALE: 1" = 40'



MAY 21, 2012

ISSUED / REVISION  
CITY PLANNING MEETING  
CITY MEETING (PUBLIC)  
MEETING COMMENTS  
07/07/11 REVISED PLANS PER NANCY TAVEL COMMENTS  
08/23/12 PLANNING JOSH WILLIAMS

DATE  
08/13/09  
07/07/10  
07/07/11  
08/23/12

NO.

Arthur J.  
**Bannick**  
Architects

7141 Valjean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO. 071028

DRAWN BY SS

CHECKED BY -

DATE 10/01/08

SHEET TITLE  
SITE PLAN-STUDENT  
PICK UP & DROP OFF

SHEET

A-0.1.1

14

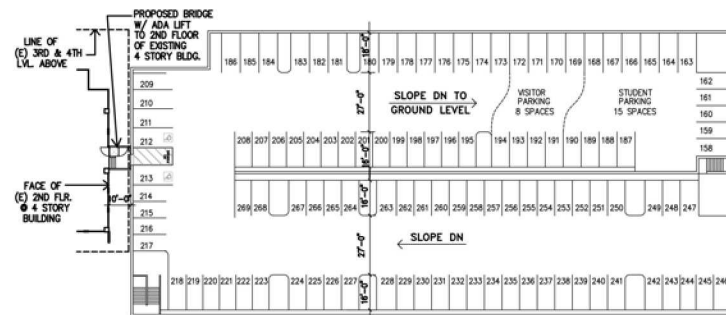


# FIRE DEPARTMENT NOTES:

1. MEET ALL REQUIREMENTS OF THE CCMC 9.02, 2007 CA FIRE AND BUILDING CODES FOR AN "E" OCCUPANCY.
2. A PRE-FIRE PLAN SHALL BE APPROVED PRIOR TO OCCUPANCY. CONTACT CAPTAIN BILL BISCHOFF AT (310) 253-6810 FOR REQUIREMENTS, TEMPLATES & APPROVAL.
3. ALL FIRE LIFE SAFETY SYSTEMS AND COMPONENTS SHALL BE INSTALLED TO CURRENT CODE AND APPROVED BY CCFD PRIOR TO OCCUPANCY.
4. PROVIDE KNOX KEY SWITCHES AND KNOX KEY BOXES AS APPROVED BY THE FIRE MARSHALL FOR ACCESS AND PASSAGE THROUGH ANY SECURITY SYSTEMS INSTALLED ON THE PROPERTY AND WITHIN THE BUILDING.
5. FIRE ALARM SYSTEM REQUIRED FOR THIS STRUCTURE SHALL CONSIST OF FULL COVERAGE SMOKE/HEAT DETECTION SYSTEM, MANUAL PULL STATIONS WITH SECURITY COVERS, WATERFLOW AND TAMPERS AND OTHER EQUIPMENT AS REQUIRED FOR AN "E" OCCUPANCY.
6. PROVIDE AN EMERGENCY EVACUATION PLAN, TO INCLUDE STUDENT SAFE REFUGE RELOCATION AREAS.
7. ALL ROOMS SHALL BE PROVIDED WITH SIGNAGE INDICATING USE AND ROOM NUMBER. FIRE ALARM ANNUNCIATION SHALL INCLUDE ROOM NUMBERS & USE.
8. ALL STAIRS SHALL BE PROVIDED WITH SIGNAGE TO INDICATE FLOOR, STAIR NUMBER AND ACCESS OR NO ACCESS TO ROOF.
9. ALL EXTERIOR DOORS SHALL HAVE HANDLES AND LOCKSETS.
10. ALL PARAPETS FIVE FEET AND HIGHER SHALL HAVE NON COMBUSTIBLE CATWALKS AND LADDERS.
11. ALL FASCIA WALLS AND TOP OF WALLS SHALL BE CONSTRUCTED OF SOLID CONSTRUCTION, NO FOAM OR SIMILAR MATERIALS SHALL BE USED.
12. PROVIDE AN ADDRESS VIEWABLE AND LEGIBLE FROM THE PUBLIC WAY.
13. HVAC SYSTEM SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM FOR SHUT DOWN. THE REQUIREMENT FOR FULL COVERAGE SMOKE DETECTION SYSTEM REMOVES REQUIREMENTS FOR DUCT SMOKE DETECTORS. IF DUCT SMOKE DETECTORS ARE INSTALLED THEY SHALL BE SYSTEM TYPE DETECTORS, COMPATIBLE WITH THE FIRE ALARM SYSTEM.
14. PER THE 207 CA FIRE CODE ALL LIFE SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF CHAPTER 9 FOR INSTALLATION, TESTING AND MAINTENANCE. THE SCHOOL SHALL DESIGNATE AN IMPAIRMENT COORDINATOR TO OVERSEE ALL LIFE SAFETY SYSTEMS AND FOR COMPLIANCE WITH CHAPTER 9 REQUIREMENTS AND TITLE 19 IMPAIRMENT RECORD KEEPING.
15. MEET REQUIREMENTS OF RESOLUTION 99-PO20, NUMBER 30, 31, 32, 33 AND 34.
16. AN OFFSITE FIRE REPORTING SYSTEM IS REQUIRED AND ALL SIGNALS SHALL BE RECEIVED IN THE SOUTHERN CA REGION.
17. FIRE INSPECTIONS ARE REQUIRED.
18. ALL FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE CULVER CITY FIRE DEPARTMENT, FIRE PREVENTION DIVISION FOR REVIEW AND PERMITS.
19. ALL CONSTRUCTION PLANS SUBMITTED TO THE FIRE DEPARTMENT SHALL HAVE A "FIRE DEPARTMENT NOTES:" SECTION TO INCLUDE THE NOTES AND ANY OTHER SPECIFIC FIRE LIFE SAFETY NOTES.

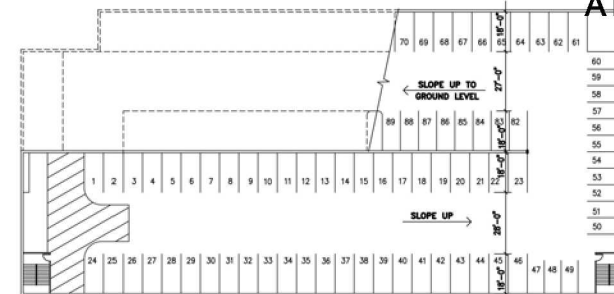
# PROJECT SUMMARY

|                                            |   |                        |
|--------------------------------------------|---|------------------------|
| 1) TOTAL SITE AREA                         | = | 173,369 S.F. (3.98 AC) |
| 2) TOTAL GROSS FLOOR AREA OF BLDGS.:       | = |                        |
| 1 STORY SCHOOL BLDG.                       | = | 61,108 S.F.            |
| 4 STORY MEDICAL BLDG.                      | = |                        |
| TENANT = 7,558 S.F.                        | = |                        |
| SCHOOL = 17,850 S.F.                       | = |                        |
| TOTAL = 25,408 S.F.                        | = | 25,408 S.F.            |
| PARKING STRUCTURE                          | = | 69,680 S.F.            |
| 2 STORY MEDICAL BLDG.                      | = | 20,090 S.F.            |
| PROPOSED INTO CLASSROOMS                   | = |                        |
| TOTAL AREA                                 | = | 176,286 S.F.           |
| 3) PARKING REQUIRED:                       | = |                        |
| 4 STORY MEDICAL BUILDING (17,850 S.F./350) | = | 51 PARKING SPACES      |
| STAFF PARKING                              | = | 177 PARKING SPACES     |
| VISITOR PARKING                            | = | 16 PARKING SPACES      |
| STUDENT PARKING                            | = | 15 PARKING SPACES      |
| TOTAL REQUIRED                             | = | 259 PARKING SPACES     |
| 4) PARKING PROVIDED:                       | = |                        |
| PARKING STRUCTURE                          | = | 269 PARKING SPACES     |
| SURFACE PARKING:                           | = |                        |
| (9 @ GRANDVIEW)                            | = | 9 PARKING SPACES       |
| (ADJACENT TO PLAYGROUND)                   | = | 8 PARKING SPACES       |
| TOTAL                                      | = | 286 PARKING SPACES     |



(E) UPPER LEVEL PARKING

SCALE: 1" = 40'



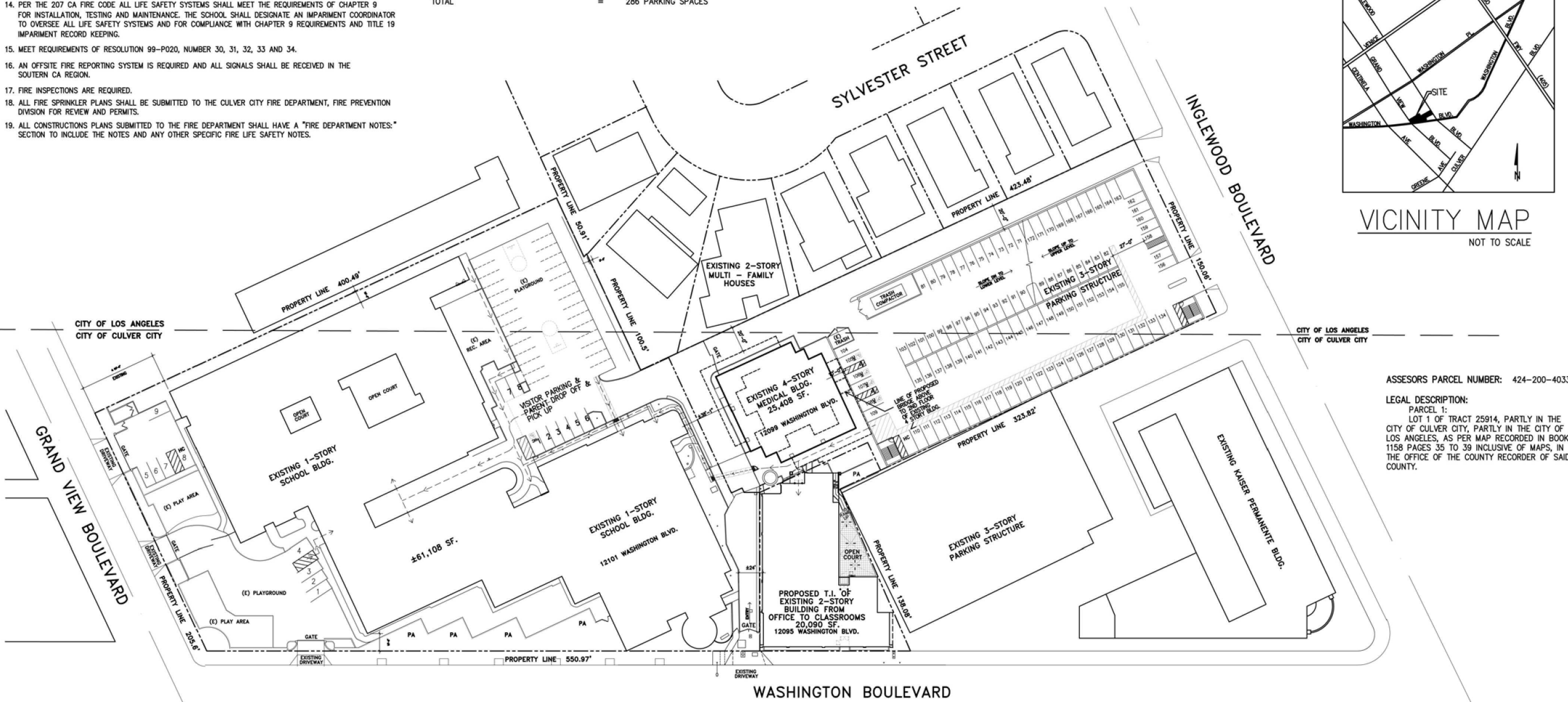
(E) LOWER LEVEL PARKING

SCALE: 1" = 40'



VICINITY MAP

NOT TO SCALE



SITE PLAN

SCALE: 1" = 40'



ASSESSORS PARCEL NUMBER: 424-200-4033

LEGAL DESCRIPTION:  
PARCEL 1:  
LOT 1 OF TRACT 25914, PARTLY IN THE CITY OF CULVER CITY, PARTLY IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1158 PAGES 35 TO 39 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Arthur J. Bannick Architects

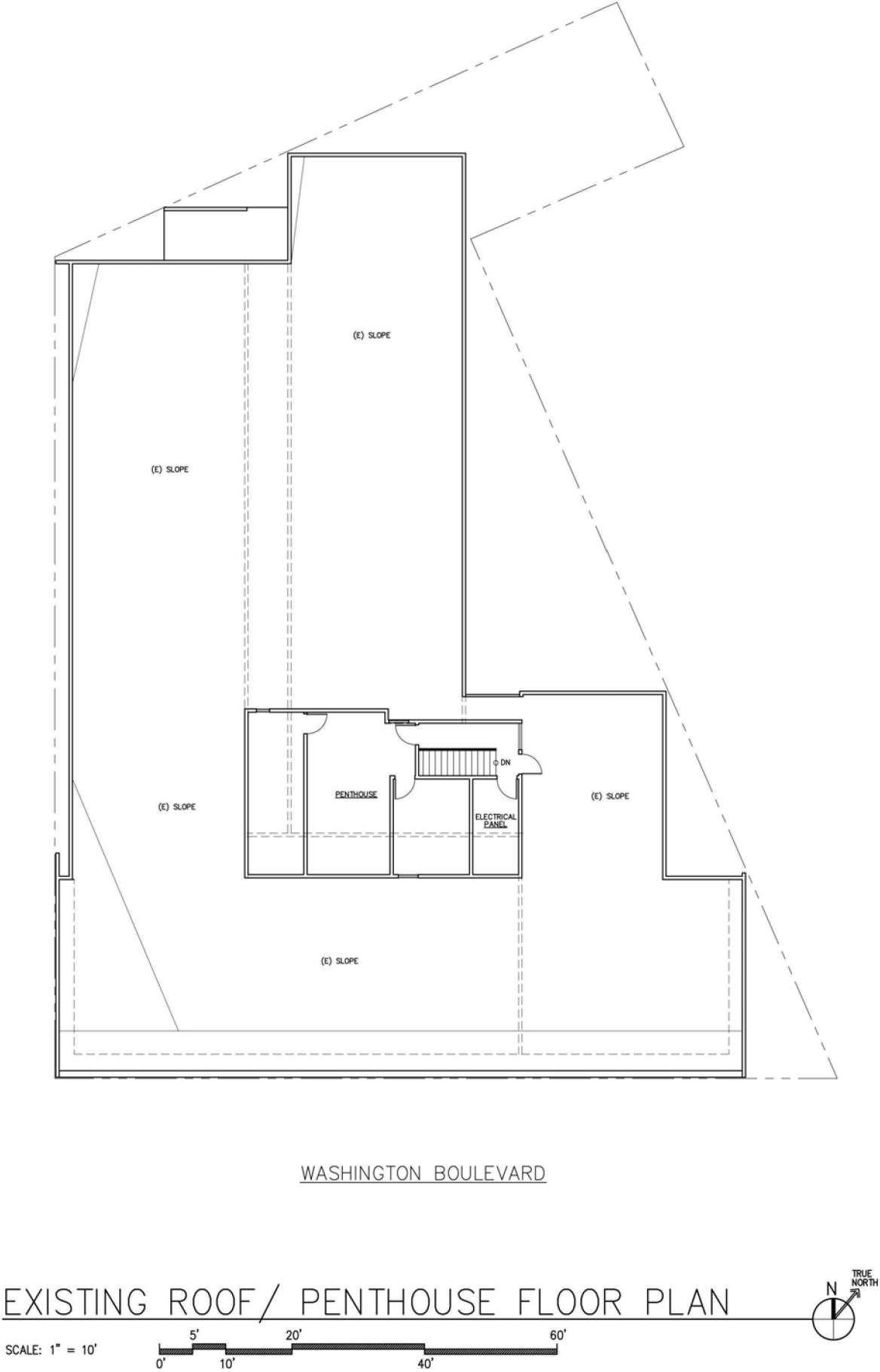
7141 Voljean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |             |
|-------------|-------------|
| JOB NO.     | 07102B      |
| DRAWN BY    | SS / LT     |
| CHECKED BY  | A.B. / A.V. |
| DATE        | 10/01/08    |
| SHEET TITLE | SITE PLAN   |
| SHEET       |             |

A-0.1



DECEMBER 13, 2011

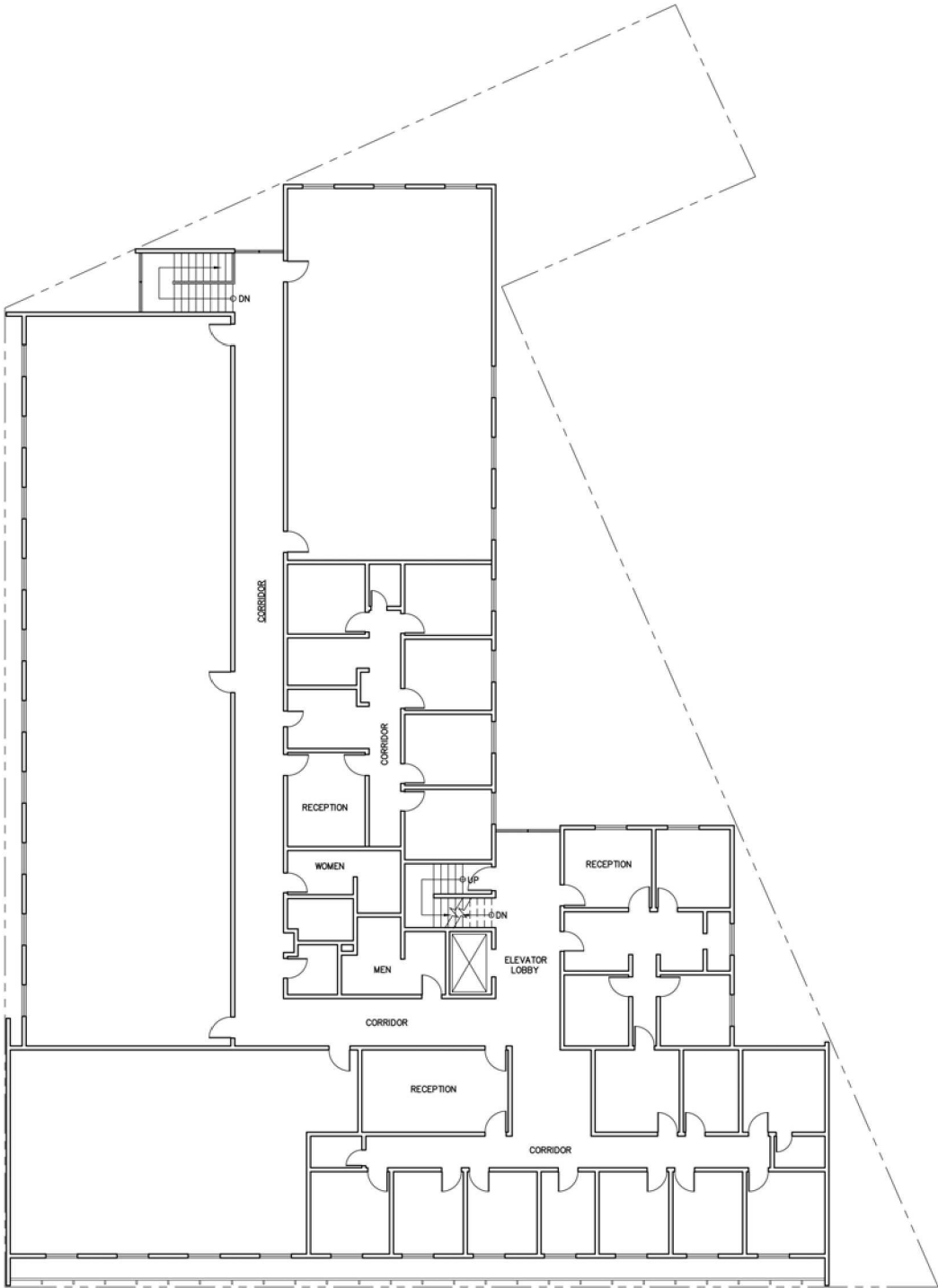
**Arthur J. Bannick Architects**  
7141 Voljean Ave., Suite 100, Van Nuys, California 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)  
12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |                                |
|-------------|--------------------------------|
| JOB NO.     | 07102B                         |
| DRAWN BY    | SS/LT                          |
| CHECKED BY  | AB/LS                          |
| DATE        | 10/01/08                       |
| SHEET TITLE | EXISTING<br>ROOF/ PENTHOUSE FP |
| SHEET       |                                |

A-2.0.1

B\_X2\_A21.dwg 03/17/2000 8:47 AM PLOTTED, STATION #107



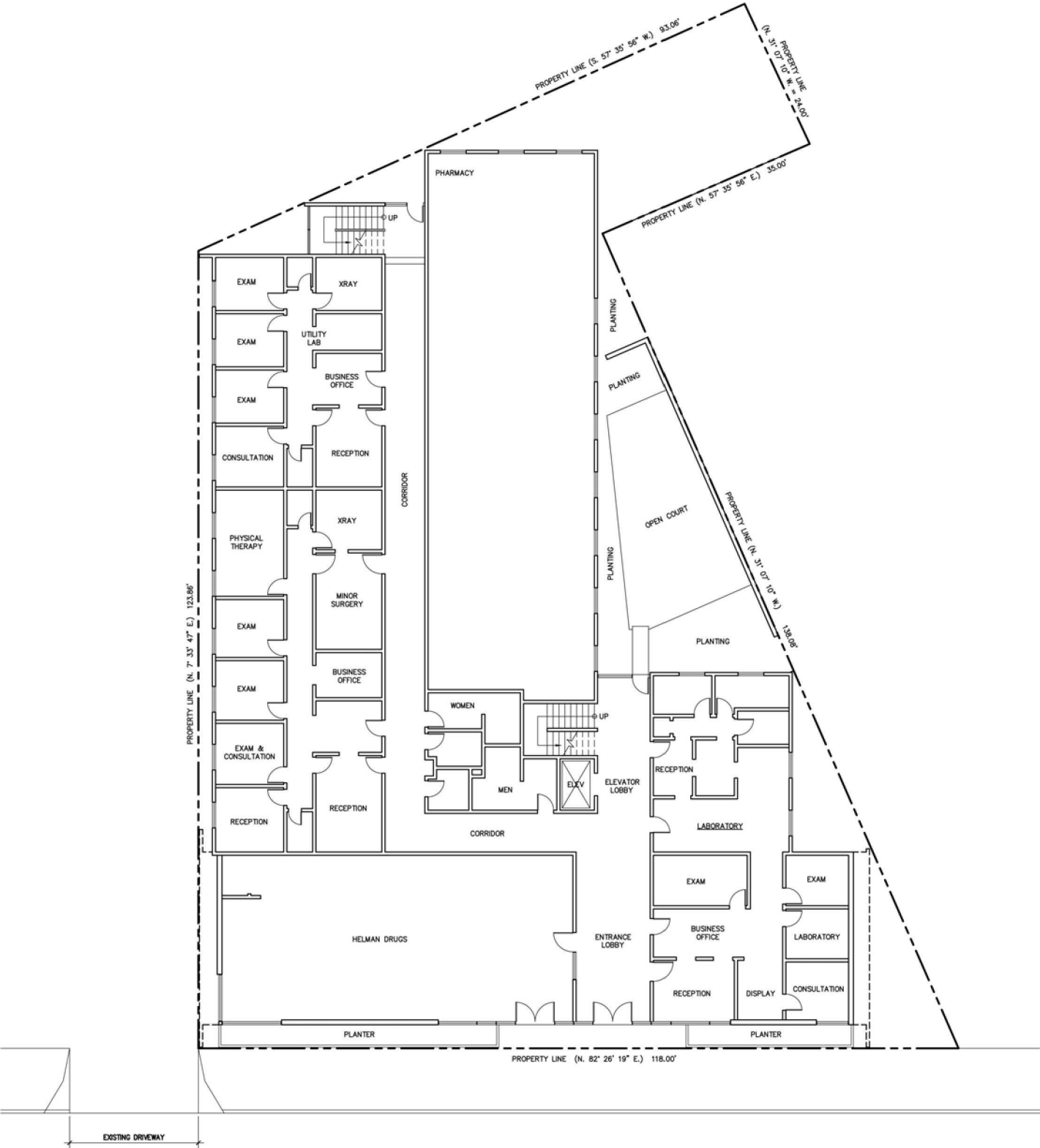
EXISTING SECOND FLOOR PLAN

SCALE: 1" = 10'

0' 5' 20' 60'

10' 40'

TRUE NORTH



EXISTING FIRST FLOOR PLAN

SCALE: 1" = 10'

0' 5' 20' 60'

10' 40'

TRUE NORTH

|                                                                                                     |          |                                                   |  |
|-----------------------------------------------------------------------------------------------------|----------|---------------------------------------------------|--|
| THE HELP GROUP "WEST"<br>(WASHINGTON BLVD-CULVER CITY)                                              |          | 12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066 |  |
| 7141 Valjean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406<br>Tel: (818) 988-9912 Fax: (818) 988-9913 |          | Bannick Architects                                |  |
| NO.                                                                                                 | DATE     | ISSUED / REVISION                                 |  |
|                                                                                                     | 08/19/09 | CITY PLANNING MEETING                             |  |
|                                                                                                     | 07/05/10 | CITY MEETING (FUND)                               |  |
|                                                                                                     | 06/02/11 | MEETING WITH NANCY TAVELI                         |  |
|                                                                                                     | 07/07/11 | REVISED PLANS PER NANCY TAVELI COMMENTS           |  |
|                                                                                                     | 12/13/11 | PLANNING SUBMITTAL                                |  |
|                                                                                                     | 08/22/12 | PLANNING (CASH/RELAND)                            |  |
| JOB NO. 07102B                                                                                      |          | DRAWN BY SS/LT                                    |  |
| CHECKED BY AB/LS                                                                                    |          | DATE 10/01/08                                     |  |
| SHEET TITLE EXISTING FIRST & SECOND FP                                                              |          | SHEET                                             |  |
| A-2.0                                                                                               |          | 17                                                |  |



WASHINGTON BOULEVARD

PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 10'

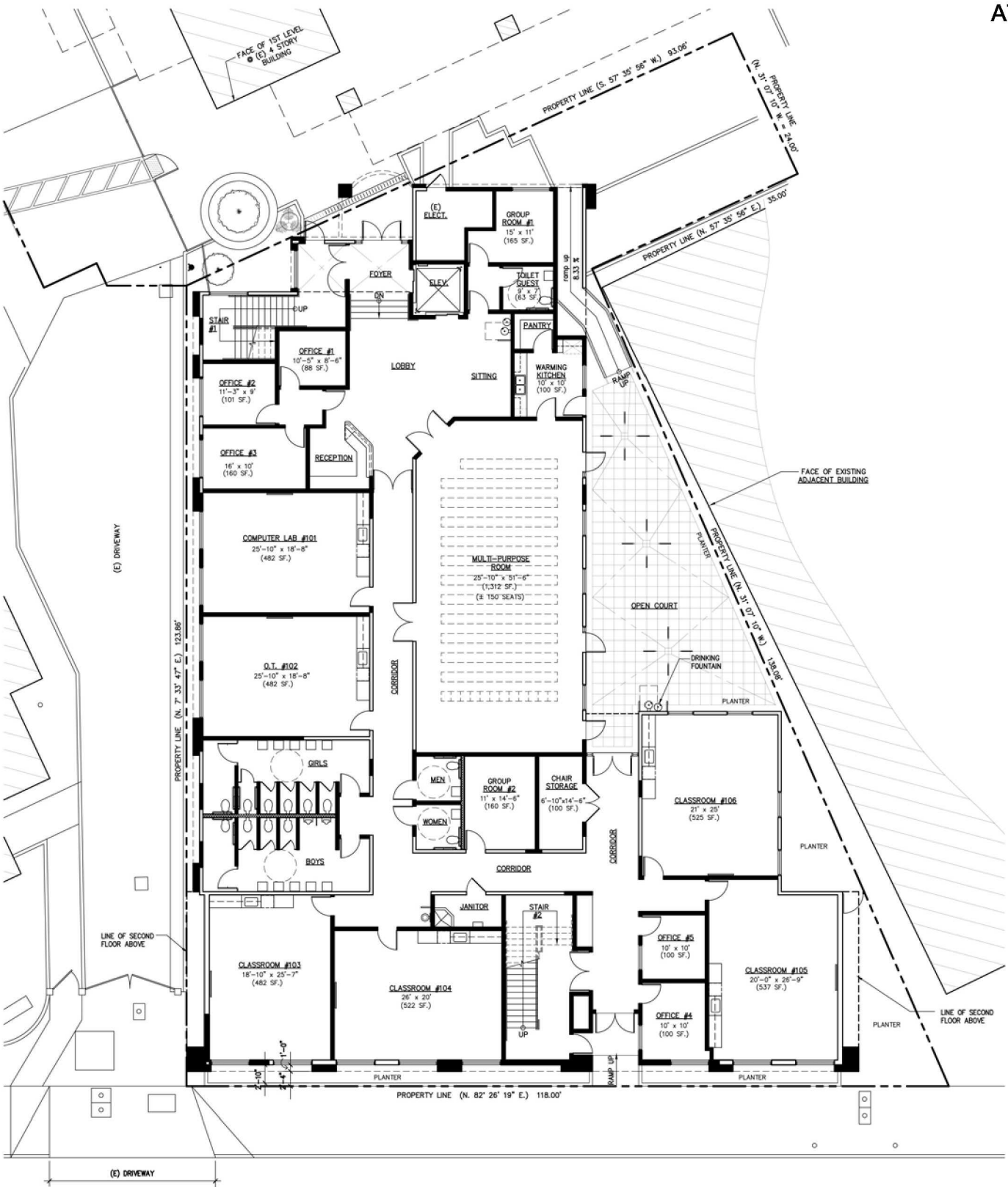


FIRST FLOOR

- 6 CLASSROOMS = 3,030 S.F.
- 5 OFFICES = 549 S.F.
- 2 GROUP ROOMS = 325 S.F.
- MULTI PURPOSE ROOM = 1,312 S.F.

SECOND FLOOR

- 10 CLASSROOMS = 5,174 S.F.
- 5 OFFICES = 744 S.F.
- STAFF LOUNGE = 141 S.F.
- COPY/MAIL = 80 S.F.



12095 WASHINGTON BOULEVARD, CULVER CITY, CA. 90231

PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 10'

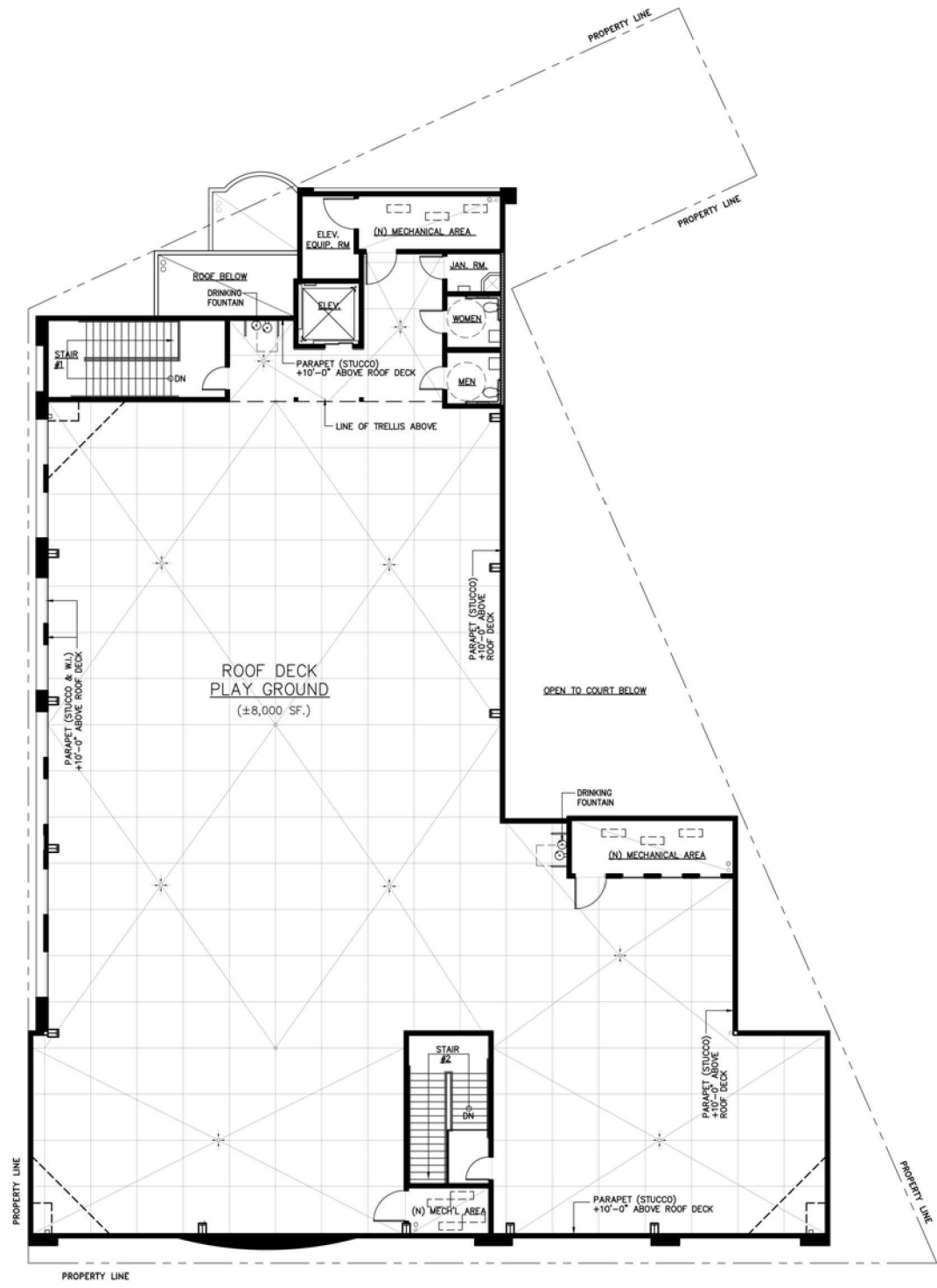
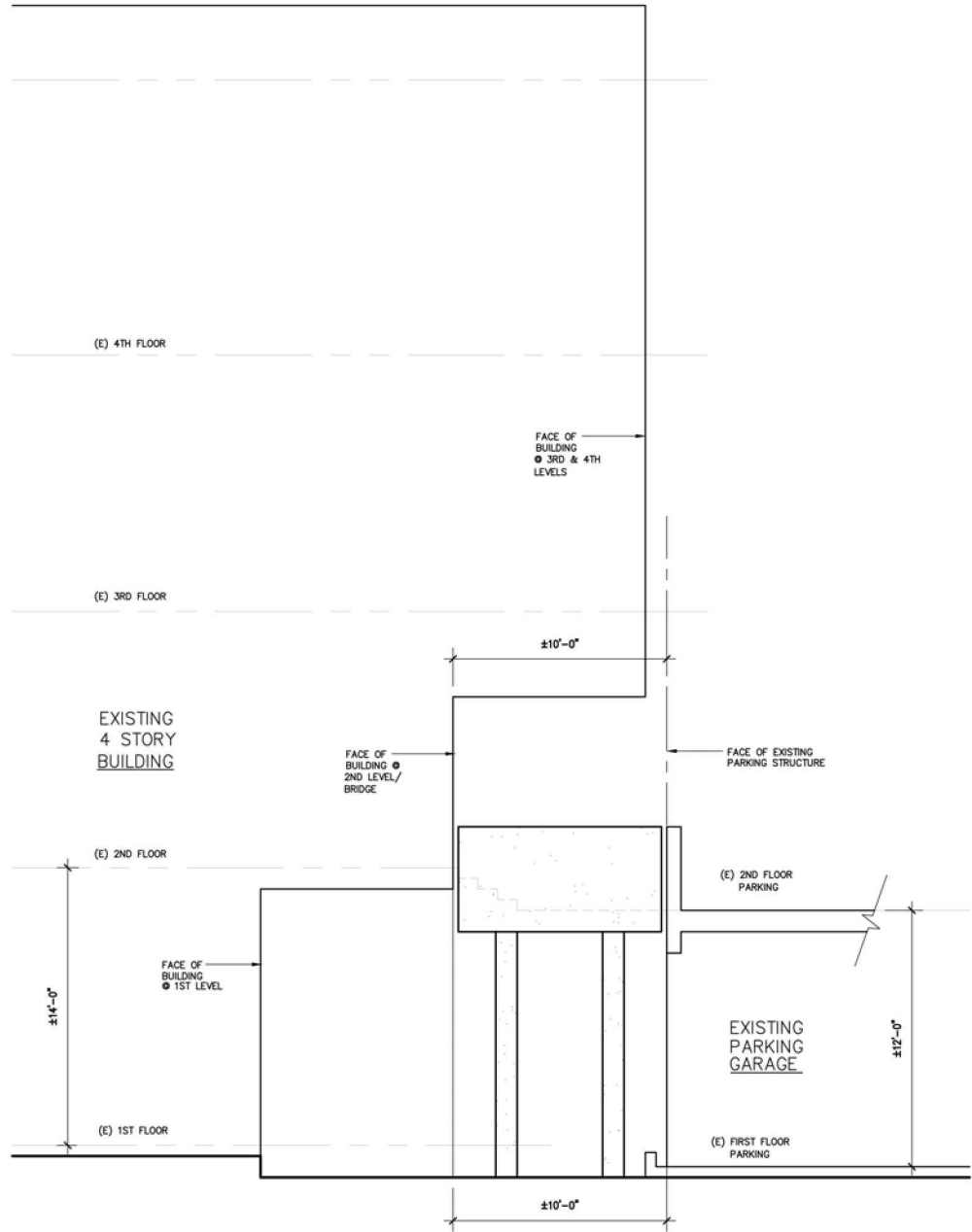


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THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |                               |
|-------------|-------------------------------|
| JOB NO.     | 07102B                        |
| DRAWN BY    | SS/LT                         |
| CHECKED BY  | AB/LS                         |
| DATE        | 10/01/08                      |
| SHEET TITLE | PROPOSED<br>FIRST & SECOND FP |
| SHEET       |                               |



Arthur J. Bannick Architects

7141 Voljean Ave., Suite 100, Van Nuys, California 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

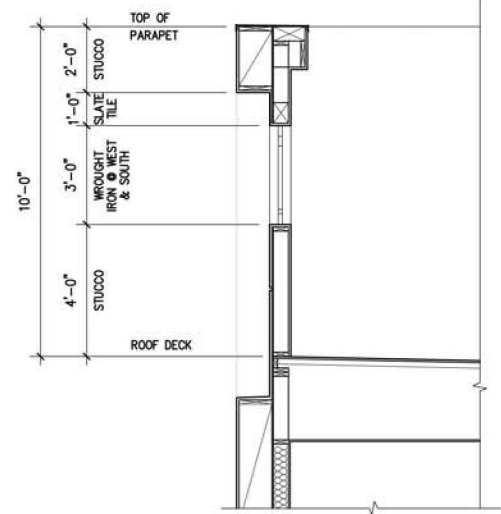
THE HELP GROUP "WEST"  
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

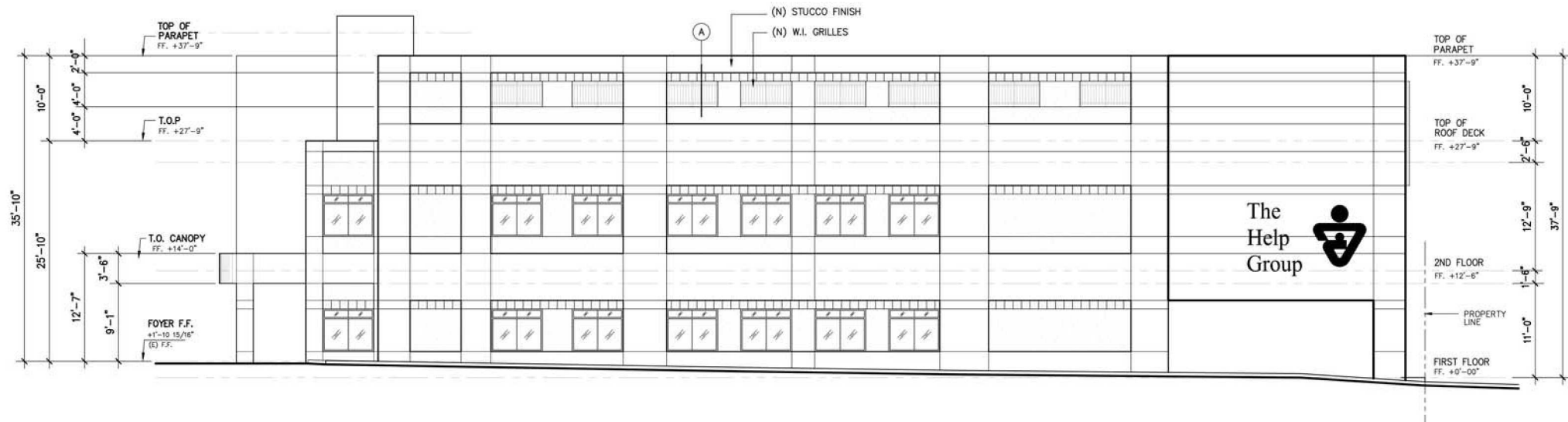
|             |           |
|-------------|-----------|
| JOB NO.     | 07102B    |
| DRAWN BY    | LT/SS     |
| CHECKED BY  | AB/LS     |
| DATE        | 10/01/08  |
| SHEET TITLE | ROOF PLAN |
| SHEET       |           |

A-2.1.1





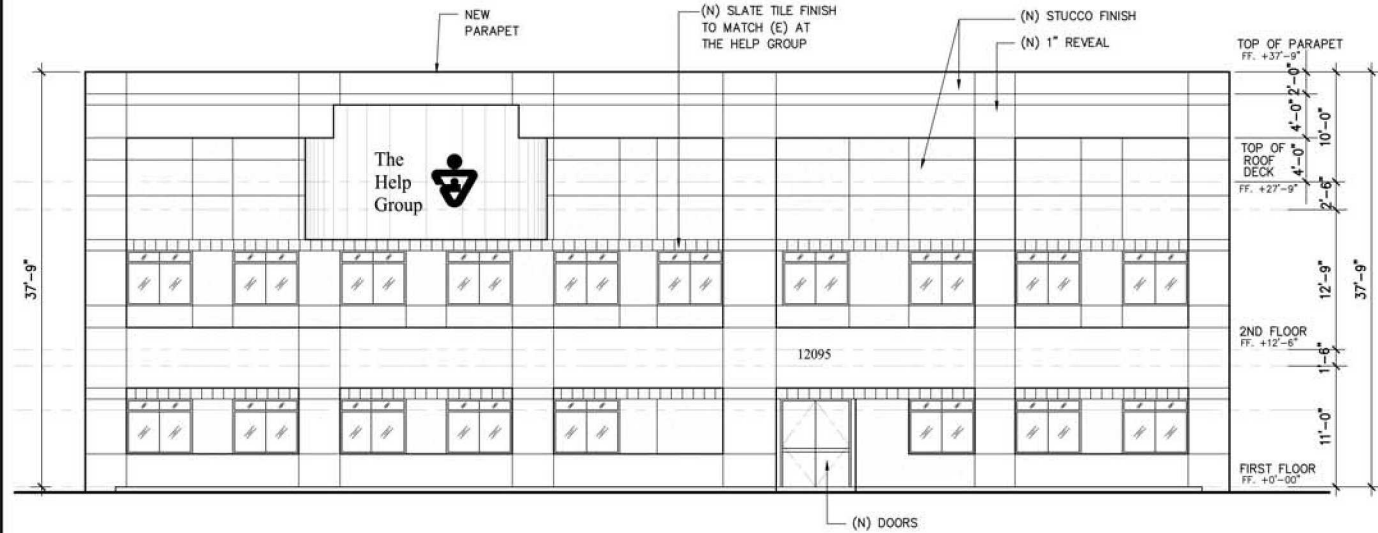
ROOF DECK PARAPET SECTION A  
SCALE 3/8"=1'-0"



PROPOSED WEST (LEFT SIDE) ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED NORTH (REAR) ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED SOUTH (FRONT) ELEVATION  
SCALE 1/8"=1'-0"



(E) NORTH (REAR) ELEVATION



(E) WEST (LEFT SIDE) ELEVATION



(E) SOUTH (FRONT) ELEVATION

| NO. | DATE     | ISSUED / REVISION                       |
|-----|----------|-----------------------------------------|
| 1   | 06/19/08 | CITY PLANNING MEETING                   |
| 2   | 07/07/08 | MEETING WITH NANCY JAMALI               |
| 3   | 07/07/08 | REVISED PLANS PER NANCY JAMALI COMMENTS |
| 4   | 12/13/11 | PLANNING SUBMITTAL                      |
| 5   | 08/23/12 | PLANNING (JOSH WILLIAMS)                |

**Arthur J. Bannick Architects**  
7141 Voljean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406  
Tel: (818) 988-9912 Fax: (818) 988-9913

**THE HELP GROUP "WEST"**  
(WASHINGTON BLVD-CULVER CITY)  
12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

|             |                                         |
|-------------|-----------------------------------------|
| JOB NO.     | 071028                                  |
| DRAWN BY    | LT/SS                                   |
| CHECKED BY  | AB/LS                                   |
| DATE        | 10/01/08                                |
| SHEET TITLE | PROPOSED & EXISTING EXTERIOR ELEVATIONS |
| SHEET       |                                         |

**Williams, Joshua**

---

**From:** Baldev Devgan <bdevgan@yahoo.com>  
**Sent:** Wednesday, August 22, 2012 3:57 PM  
**To:** Williams, Joshua  
**Cc:** bdevgan@yahoo.com  
**Subject:** Denial of Appeal 12095-12101 Washington -The Help Group,

**Baldev K. Devgan, M.D.**  
**11735 W. Washington Blvd #301**  
**Los Angeles, CA 90066-5917**  
**Telephone 310-390-9829 Fax 310-391-1290**

August 23, 2012

To

The Planning Division

Culver City Hall

9770 Culver Blvd.

Culver City, CA 90232

Sent via Fax-310-253-5721. & E-Mail<Joshua.williams@culvercity.org>

Dear Sir/Madam:

Re: Conditional Use Permit# P 2011175

Project at 12095 Washington Blvd., Culver City, CA

Hearing Date: April 11, 2012 @ 7.00pm

**WE STRONGLY OBJECT THIS DEVELOPMENT IN CULVER CITY**

#1- I have been in Medical Practice, along with several other M.Ds. at the location of 11735

W. Washington Blvd., in Culver Cit ,CA since 1981. We own this property.

**I speak for the owners and hundreds of patients who come to our offices.**

#2-I also own the two apartment buildings at #11729 and 11741 Washington Blvd in Culver City comprising 10-units and representing almost 20 voting adults and many children. I am also the manager of these units and I am aware of the day to day problems due to traffic and parking.

All of us strongly **OPPOSE** this modification of a conditional permit for the proposed development. Actually, even the conditional use Permit was a “hood-wink” for the general the general public and sneaked-in unfairly. The whole project should be rejected and moved to the Valley where the Help Group has lots of property and resources.

Culver City does not need extra financial burden.

Please consider the following objections and stop this “monster”:-

I pay my full Property Taxes as well as Business Licenses for which Culver City gets its share  
We have owned these properties since 1984 and 1995 respectively, and have a vested interest to protect our  
personal, private property rights, granted under the Constitution of U.S.A.

I do not believe that CEQA was done properly or thoroughly by competent “neutral” professionals. I have reviewed it and I do not agree with the conclusions.

The real problem is the TRAFFIC jams we already experience in this section as the Washington Blvd. We do not need more headaches.

There will be increased noise-pollution during the day as well as at night.

This will bring in new students, families and numerous retail customers.

There is not sufficient street parking. Or that has been exempted?

**THIS IS A VIOLATION OF CEQA GUIDE LINES.**

If I am able to come, I will do my best and I will ask other residents to attend .

Thank you for your time and consideration.

Respectfully submitted.

Sincerely,

Baldev K. Devgan

of this correspondence is strictly prohibited. If you have received this message in error, please notify the sender immediately and permanently delete this communication. Thank you.

**ATTACHMENT 4**

**Williams, Joshua**

---

**From:** Gilda Strom <gstrom73@gmail.com>  
**Sent:** Tuesday, August 21, 2012 2:55 PM  
**To:** Williams, Joshua  
**Subject:** Please Deny Appeal for The Help Group Expansion

Dear Mr. Williams:

My husband and I are property owners at 4252-4256 Inglewood Blvd. and received notice of Use Permit P-2011175. We strongly object to this expansion because of the unfair negative impact of 200 more students, and parking and traffic issues related to a greater number of ancillary assistants required to care for that many more students. Our streets here are crumbling and all but abandoned for upkeep by the Street Public Works dept., our streets are jammed beyond all reason with speeding drivers who cause horrific wrecks daily, the elderly and sick are in terror of walking across streets, and forget about letting children walk around. Neighbors fight and scramble for what little parking there is now. Please consider a mostly mid to lower income area's plea that often has no voice. Check and see how many high density project CC has already approved (one just around our corner at Kensington and Courtleigh). Please deny the appeal and The Help Group can expand to other lower density areas. Thank you.

Respectfully,

William & Gilda Strom  
310-397-6270

Sent from my iPhone



Commissioners, staff-- I am sorry I cannot be with you tonight.

I live less than 1 block from the Help Group.

I am not going to ask you to rethink the traffic study that allows 550 plus students as well as 50 additional teachers because such a study does not exist.

I am not going to ask you to rethink the sound study that states a 14 foot plastic wall can mitigate the sounds of extra vehicular traffic on the Help Group property because such a sound study does not exist.

I am not going to ask you to rethink how dozens and dozens of cabs and 9 buses are all going to show up at exactly the right time so as not to impact local traffic, neighboring businesses and homes because they cannot do that now with a student census of 400 let alone the 50% increase they are requesting.

Even though you have no control of and you cannot vote on the day to day operations of the Help Group they would have you consider their request under the shade of their "good work."

I am also going to ask you to consider something you have no control over and cannot vote on tonight. That is whether or not any non profit and this one in particular is a value added to CC or not. Based on information from the Help Groups administrative staff they are proposing to move the used clothing store to a location off of their campus. They would have us believe they are moving the store off campus for the benefit of CC. I believe that if this store was not part of a non profit and had to pay all the costs and salaries a for profit company has to endure they may not have been able to afford the lease.

This used clothing store is not in existence to maximize profits that generate taxes. It's goal is to act as real life training for their students. A worthy cause but of no benefit to Culver City's coffers. They would tell you that the store has been vacant for a while and we should be glad they took it over. If you follow that line of reasoning we should keep the lots at Centinella and Washington Blvd as bare dirt so they can be used to sell pumpkins and Christmas trees.

Yes there are some vacant lots and buildings on the Westside due to economic conditions beyond CC's control. However, things are turning around. Do any of you actually believe that when we had meetings about the economic future of West Washington we were considering used clothing stores as a value added?

We should as a City have a comprehensive plan that takes into account the affect of non-profit organizations and their ability to stifle economic growth in economically challenged parts of the city. City staff will tell you that this body cannot initiate and put into action a comprehensive plan to do just that. However Council can and is eager to do so. By voting NO now you allow the City Council of Culver City the ability to look at this problem and act appropriately.

Thank you.  
Alan Corlin

**RECEIVED**

MAY 31 2012

Culver City  
Planning Division

Apartment Rental Units #11729 & # 11741  
**Baldev K. Devgan, Manager**  
**Medical Offices**  
**11735 W. Washington Blvd #301**  
**Los Angeles, CA 90066-5917**  
**Telephone 310-390-9829 Fax 310-391-1290**

---

May 25, 2012

The Planning Division

Culver City Hall

9770 Culver Blvd.

Culver City, CA 90232

Sent via Fax-310-253-5721. US Mail & E-Mail<joshua.williams@culvercity.org>

Dear Sir/Madam:

Re: The Help Group

Case No : **P-2011175 -Conditional Use Permit Modification**

@ 12095 Washington Blvd., Culver City, CA

**Hearing Date: June 13, 2012 @ 7.00pm**

I am one of the many Physicians who are still working from Medical Offices at 11735 Washington Blvd. for over 25 years. I also used to work at Washington Hospital in Culver City. In the good old days, the above property @ 12095 Washington Blvd., Culver City, CA was part of Washington Hospital Group. Late Dr. Daniel Solomon and Dr. M. Inouye used to work from this building and could not get CEQA certification because there is **ASBESTOS** in the walls and ceilings

**.DO YOU WANT TO EXPOSE 250 NEW STUDENTS TO THESE HAZZARDS??**

I am the owner of Properties #241 (4233-012-014), 242 ( 4233-012-015 ) & @244 ( 4233-012-017), as per marking notations on the envelopes mailed to me. More discreetly, # 11735 Washington Blvd., #11729 Washington Blvd. and 11741 Washington Blvd., all in Culver City, CA. The two apartment buildings comprising of 10-units and representing almost 20 voting adults and many children. I am also the manager of these units and I am authorized to speak on behalf of my Tenants and residents. I am aware of the day to day problems due to traffic and parking and congestion of street, less than two blocks from the proposed development.

All of us strongly **OPPOSE** this reconsideration of for a modification to add **250 ( Two hundred and fifty students to a Special Ed School that has been a nuisance to the adjoining residents )**.

We all intend to be present at the meeting. Since it is working day in the midweek, some may not get off work in time. I request that this objection may be filed on their behalf.

Please consider the following objections and stop this Traffic-nightmare :-

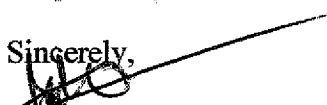
1. We have owned these properties since 1995 and have a vested interest to protect our personal, private property rights, granted under the Constitution of U.S.A.
2. Your CEQA study is incomplete and "a make believe" and lacks factual data. It was done improperly and is a shoddy job by inexperienced people. It needs to be done thoroughly by competent "neutral" **professionals** and your study does not pass the "smell test".
3. The real problem is the TRAFFIC jams we already experience in this section of Washington Blvd., as the street curves around creating blind spots. Inglewood Blvd. is narrow without any turn lanes and we see many accidents there. We do not need more headaches.
4. There will be increased noise-pollution during the day as well as at night. I am sure that Culver City Police will agree with me and for that reason, they do not allow commercial trucks. School buses are no different as far as noise or air-quality pollution is concerned.
5. The creation of transporting 250 special- needs- students, some in wheel chairs and some with ADA will require extra parking lanes. THERE IS NO ROOM there unless you remove west-bound traffic lane. No doubt this will further narrow the hazardous street and will hinder the community benefits.
6. I invite the City staff and Police to monitor the traffic counts and jams during school-break time between 2-3.30 P.M. on week days.
7. Are they providing underground parking or that has been exempted?

This CEQA study is **not acceptable** and we need a final report before any hearing is considered.

I am requesting that you enter our official complaint and objection for this hearing and ask you to continue DENIAL. These people have acres upon acres of facilities in the S.F. Valley and can develop school over there. Thank you for your time and consideration.

Respectfully submitted.

Sincerely,

  
Baldev K. Devgan, M.D.

Owner/ Manager

**Williams, Joshua**

---

**From:** Peter Stern <psstern2@msn.com>  
**Sent:** Thursday, May 24, 2012 5:29 PM  
**To:** Williams, Joshua

May 24, 2012

Re: Case #P2011175  
Help Group School

I ask that the Commission deny Permit Modification to the existing school. Auto traffic on Washington Blvd. as well as Grandview Blvd. is adversely affected by cars waiting to use the driveway to enter the school as well as exiting onto Grandview Blvd.

Additional building space will allow for more students therefore impacting the neighborhood further. Please retain the denial of further building.

Peter Stern  
Culver City, CA  
[psstern2@msn.com](mailto:psstern2@msn.com)

STATE CAPITOL  
SACRAMENTO, CA 95814  
TEL (916) 651-4026  
FAX (916) 445-8899  
DISTRICT OFFICE  
700 STATE DRIVE  
LOS ANGELES, CA 90037  
TEL (213) 745-6656  
FAX (213) 745-6672

# California State Senate

SENATOR  
CURREN D. PRICE, JR.  
TWENTY-SIXTH SENATE DISTRICT



COMMITTEES:  
BUSINESS, PROFESSIONS  
AND ECONOMIC DEVELOPMENT  
CHAIR  
APPROPRIATIONS  
EDUCATION  
INSURANCE  
PUBLIC SAFETY  
JOINT COMMITTEE:  
THE ARTS  
CHAIR  
SELECT COMMITTEE:  
PROCUREMENT  
CHAIR

May 9, 2012

Culver City Planning Commission  
9770 Culver Boulevard  
Culver City, CA 90232-0507

Dear Planning Commission Members:

I am honored to represent The Help Group, a dynamic and vibrant nonprofit organization, whose Culver City campus is located in my 26th Senate District. The Help Group is at the leading edge of providing evidence-based treatments and educational programs for children with special needs related to autism spectrum disorders, learning disabilities, ADHD, developmental delays, abuse and emotional problems.

The well-being of children is of special importance to me. As a member of the California Senate Select Committee on Autism & Related Disorders, I have become very familiar with the issues and struggles faced by families who have a child with developmental disabilities. The need for autism programs is immense. The Help Group's great breadth and depth allow them to provide a seamless range of services including early education, therapy, day schools for pre-K through high school students, as well as vocational education and transition planning to prepare students for increasing levels of independence. The Help Group's many contributions to our community are truly invaluable.

Given the recent news that the rate of autism has increased yet again to 1 in every 88 children, the work of The Help Group has never been more vital.

Sincerely,

CURREN D. PRICE, JR.  
26<sup>TH</sup> SENATE DISTRICT



STATE CAPITOL  
ROOM 205  
SACRAMENTO, CA 95814  
TEL (916) 651-4006  
FAX (916) 323-2263

DISTRICT OFFICE  
1020 N STREET, ROOM 576  
SACRAMENTO, CA 95814  
TEL (916) 651-1529  
FAX (916) 327-8754

# California State Senate

SENATOR  
**DARRELL STEINBERG**  
PRESIDENT PRO TEMPORE  
SIXTH SENATE DISTRICT

STANDING COMMITTEES:  
SENATE RULES  
CHAIR  
APPROPRIATIONS  
PUBLIC SAFETY



May 7, 2012

Culver City Planning Commission  
9770 Culver City Boulevard  
Culver City, CA 90232-0507

Dear Members of the Planning Commission:

The welfare of individuals with special needs has always been a passion and focus of my public service. I became familiar with The Help Group through their sponsorship of the Senate Joint Resolution that established the California Legislative Blue Ribbon Commission on Autism. After this legislation was passed with strong bipartisan support, I had the privilege to serve as its Chair. Dr. Barbara Firestone, President and CEO of The Help Group, served as the Vice-Chair. More recently, I was pleased to appoint Dr. Firestone as Chair, Statewide Coordinating Council of Autism Taskforces for the Senate Select Committee on Autism & Related Disorders.

The Help Group is at the forefront of efforts to improve the quality of life for children with autism and is proactive in its endeavors to help address the demand for services created by the increasing number of children being identified with autism spectrum disorders. Their innovative programs have contributed greatly to the well-being of children with autism in our State.

I wholeheartedly support the important work of The Help Group and their proposed Culver City expansion. These new facilities will enable about 250 children with autism to receive crucial educational services.

Sincerely,

**DARRELL STEINBERG**  
President pro Tempore

DS:kd

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0047  
(916) 319-2047  
FAX (916) 319-2147

DISTRICT OFFICE  
300 CORPORATE POINTE  
SUITE 380  
CULVER CITY, CA 90230  
(310) 342-1070  
FAX (310) 342-1078

Assembly  
California Legislature

  
HOLLY J. MITCHELL  
ASSEMBLYMEMBER, FORTY-SEVENTH DISTRICT

COMMITTEES

Committee on Accountability  
and Administrative Review  
Committee on Appropriations  
Committee on Budget  
Committee on Health  
Committee on Public Safety  
Joint Legislative Budget

May 7, 2012

Culver City Planning Commission  
9770 Culver Boulevard  
Culver City, CA 90232-0507

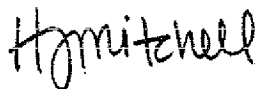
Dear Planning Commission Chairs and Members:

It is my privilege to represent The Help Group in my Assembly district. Since its founding in 1975, The Help Group has been at the forefront of creating innovative programs for children with special needs related to autism spectrum disorders, learning disabilities, ADHD, developmental delays, abuse and emotional problems.

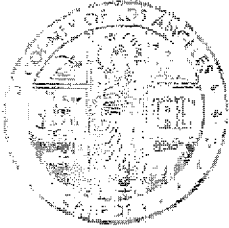
As the Chair of the Assembly's Budget Sub-committee on Health & Human Services, I know the importance of providing high-quality programs to children with special needs and their families. The Help Group's programs have contributed greatly to the health, well-being, and education of children with autism and other special needs in California.

In light of the ever-growing number of children affected by autism, The Help Group's work in this area has never been more important.

Sincerely,



Holly J. Mitchell  
Assemblymember  
47<sup>th</sup> District



## BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

821 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET / LOS ANGELES, CALIFORNIA 90012  
PHONE (213) 874-3333 / FAX (213) 625-7360  
zev@bos.lacounty.gov / <http://zev.co.la.ca.us>

**ZEV YAROSLAVSKY**

CHAIRMAN OF THE BOARD  
SUPERVISOR, THIRD DISTRICT

May 8, 2012

Culver City Planning Commission  
9770 Culver Boulevard  
Culver City, California 90232-0507

Dear Members of the Culver City Planning Commission:

I have worked closely with The Help Group for more than 30 years and have always been impressed by the commitment and dedication of the Board of Directors, administration, faculty and staff to the children and families it serves. This agency has made an immensely powerful difference in the lives of children with autism and other special needs.

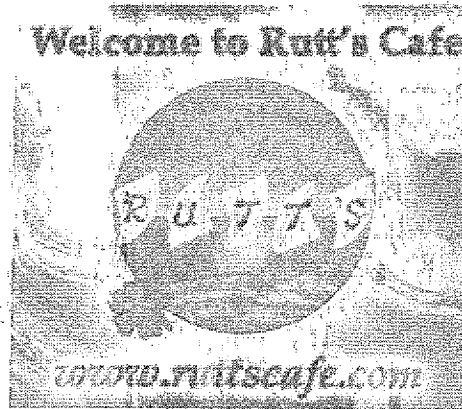
Since its founding in 1975, The Help Group has been at the forefront of creating innovative programs for the children of Los Angeles County. The Help Group has a remarkable track record of excellence and has been awarded major Los Angeles County Department of Mental Health and Department of Children and Family Services contracts year after year. There is no doubt that The Help Group is integral to the system of care for the children in our community.

In light of the ever-growing number of children affected by autism, The Help Group's work in this area has never been more important.

Sincerely,

A handwritten signature in cursive script, appearing to read "Zev Yaroslavsky".

ZEV YAROSLAVSKY  
Chairman of the Board  
Supervisor, Third District



April 10, 2012

Culver City Planning Commission,

This letter is written in support of The Help Group Schools located on Washington Blvd. and their expansion project.

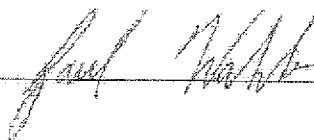
The Help Group Schools have been our dearest neighbors for years now and Rutts Cafe appreciates their efforts and dedication to helping more students with special needs.

The Help Group schools help our business. Many students, staff, and families have become regular customers and we appreciate their support.

The expansion project would be a true benefit Rutts and our community; we proudly serve student and teachers for lunch. I personally watch the teachers having lunch and giving therapy to students and thank them for what they do for the special needs students. Hope they will continue to expand and help more students. I personally had catered there functions and will support them in any way I can.

Thank you,  
Paul Wahba Owner Rutts Hawaiian Cafe 310-849-3534

X

 4-10-12



Culver City Council  
9770 Culver Blvd.  
Culver City, CA. 90232

April 9, 2012

Dear Culver City Planning Commission,

I write in support of The Help Group Schools located on Washington and Grand View Blvd. and their expansion project. I think that it is commendable that they are striving to serve more students.

Not only do The Help Group students come in on a weekly basis as part of their vocational training, but families and staff also come in. We appreciate and welcome the business.

Their students and staff are courteous and a great asset to our community

Thank you,

A handwritten signature in dark ink, appearing to read "Maggie Mayorga". The signature is fluid and cursive, with a large, sweeping "M" at the beginning.

Maggie Mayorga  
(310)391-1503  
Vons Manager

**From:** Jan Simonovic <jansimonovic@ymail.com>  
**Sent:** Sunday, April 08, 2012 8:54 PM  
**:** Williams, Joshua  
**Subject:** Regarding the Public Hearing for The Help Group School Expansion Plan

Dear Joshua Williams,

I live on a small private road off Inglewood Boulevard. Five households use a single driveway to enter and exit Inglewood Boulevard. The Help Group School utilizes fleets of taxis to ferry their students home at the end of the school day. These taxis often arrive too early to go to the pick up area at the school or to enter the school parking lot. The taxis park on both sides of Inglewood Boulevard and on Herbert Street waiting with their engines running. Not only do they pollute the neighborhood and take up many of the available parking spaces but they also park in red curb areas since they are sitting in the taxi waiting. When they do this in the red curb area on either side of our driveway, it makes it very dangerous to exit onto Inglewood Boulevard. I have reported this to the school principal before and it gets better for a while and then it starts being a problem again. I have no issue with the school expanding the number of students they service but it would be my hope that all taxis picking up students be parked within the Help Group parking area and not on the neighborhood streets. If they do not have enough parking places to house the taxis and now with additional students, presumably more taxis, then I am opposed to the expansion request.

Sincerely,

Jan Simonovic 310 699-1134



Planning Commission  
Culver City  
Subject  
Health Group

RECEIVED  
APR 02 2012  
Culver City  
Planning Division

# City of Culver City Notification

ATTACHMENT 4  


Commission Agenda Item  
for The Help Group School  
Washington Boulevard

It is a great service  
to add 250 students  
to the Help Group.  
This project must be  
approved.  
Respectfully  
Murray Codman

your participation in a Public Hearing concerning:

existing Conditional Use Permit to allow for the conversion  
of an office building on the Help Group campus into school  
for 250 students.

Washington Boulevard (see attached project Site Map)  
Permit Modification, P2011175

CG)  
General Corridor  
Council Chambers

*Must be passed*

at 7:00 PM

 MR MURRAY CODMAN  
4341 REDWOOD AVE UNIT 7  
MARINA DEL REY, CA 90292

Mr. Murray Codman  
4341 Redwood Ave. Apt. 7  
Marina Del Rey CA 90292-7646

Public Hearing is for the Planning Commission to review and to  
approve or disapprove the proposed project. All members of the public are welcome to  
attend the public hearing.

Under the California Environmental Quality Act (CEQA) guidelines, an Initial Study  
has been completed and it has been determined that the project will not have a significant adverse  
effect on the environment and that a Negative Declaration finding is appropriate. A  
Negative Declaration as well as other documents concerning the

project is available for public review from March 22, 2012 through April 11, 2012, at the  
Planning Counter in City Hall.

**More info:** The Planning Commission staff report will be available for viewing on the City's website  
on or after April 5, 2012 at [www.culvercity.org/agendas](http://www.culvercity.org/agendas), or at the City Hall Planning  
Division, or the Julian Dixon Library, 4975 Overland Avenue, Culver City. Persons  
unable to attend the meeting but wish to submit comments may do so to the attention of  
Joshua Williams by any of the following means **BEFORE 5:30 PM on April 11, 2012.**

1. By LETTER to Planning Division at Culver City City Hall, Planning Division, 9770  
Culver Blvd., Culver City, CA 90232
2. By FAX at 310-253-5721
3. By E-MAIL to [joshua.williams@culvercity.org](mailto:joshua.williams@culvercity.org)
4. By Phone, at (310) 253-5706

You may sign up for the City's E-Mail Notification System by logging on to [www.culvercity.org](http://www.culvercity.org) or calling the City Clerk's  
Office at 310-253-5851. A USPS notification system is also available. They are both FREE!

Notice Mailed on March 22, 2012

**Williams, Joshua**

---

**From:** Diana Drake <diana@DrakesCarpetAndFlooring.com>  
**Sent:** Monday, March 26, 2012 10:44 AM  
**To:** Williams, Joshua  
**Subject:** planned school at 12095 Washington blvd.

Assuming this is not an elementary school, PLEASE DO NOT turn this property into a middle or high school...there is so much "questionable" activity already within a one block radius...we don't need more kids in the neighborhood tagging and vandalizing our properties. It is an ongoing battle with teenagers damaging our neighborhood, not to mention the noise, the additional traffic this will bring, and mostly their inevitable bad behavior.

Respectfully, Diana Drake

Diana Drake, Owner: DRAKES  
(310) 351-1286

**DRAKES Carpet & Flooring - Sales & Installation**

Carpet, Wood, Tile, Stone, Laminates, Alternative flooring, *GREEN* flooring, and more!

Expert Hardwood Floor Refinishing & Repairs.

Showroom by appointment: 12101 Jefferson Blvd., Culver City, CA 90230

Snail Mail: 4136 Inglewood Blvd., #1, Los Angeles, CA 90066

California State Contractor's License No.: 917169

[Diana@DrakesCarpetAndFlooring.com](mailto:Diana@DrakesCarpetAndFlooring.com)

[www.DrakesCarpetAndFlooring.com](http://www.DrakesCarpetAndFlooring.com)



## PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                      |                |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------|
| <b>Project Title:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Help Group<br>CUP/M-P2011175                                                                     |                |                                                                 |
| <b>Lead Agency Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | City of Culver City, Planning Division<br>9770 Culver Blvd., Culver City, CA 90232                   |                |                                                                 |
| <b>Contact Person &amp; Phone No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Joshua Williams, Associate Planner<br>(310) 253-5706                                                 |                |                                                                 |
| <b>Project Location/Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 12095 Washington Boulevard                                                                           |                |                                                                 |
| <b>Nearest Cross Street:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Washington Boulevard and<br>Grand View Boulevard,<br>Washington Boulevard and<br>Inglewood Boulevard | <b>APN:</b>    | 4232-004-033,<br>4232-004-084,<br>4232-004-021,<br>4232-004-086 |
| <b>Project Sponsor's Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The Help Group<br>13130 Burbank Boulevard<br>Sherman Oaks, CA 91401                                  |                |                                                                 |
| <b>General Plan Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | General Corridor                                                                                     | <b>Zoning:</b> | Commercial General (CG)                                         |
| <b>Redevelopment Project Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Component Area No. 4                                                                                 |                |                                                                 |
| <b>Overlay Zone/Special District:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Commercial Zero Setback                                                                              |                |                                                                 |
| <b>Project Description and Requested Action:</b> <i>(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)</i><br>The Help Group (the "Applicant") is requesting a Modification to an existing Conditional Use Permit (CUP P1999-017). The Help Group provides educational, counseling and therapeutic services to children and families with special needs. The Help Group comprises two schools, Village Glen and Summit View, serving 400-students grades K through 12. A conditional use permit to operate The Help Group was approved in 1999 for the property located at 12095-12101 Washington Boulevard, converting the former Washington Hospital Medical Center property into a private school facility.<br><br>The requested modification will permit the addition of 250 students <u>to the 400 student school</u> , bringing the total school population to 650 students (200 students in Summit View School and 450 students at Village Glen School). The project will include the conversion of a 20,090 square foot medical office building, previously approved for school uses under Conditional Use Permit CUP P1999-017, into classrooms, offices and related facilities for the school. The project will also result in the addition of 67 new full and part-time staff, bringing the total staff from 110 (existing) to 177 (proposed). As part of the project, a new traffic management program will be instituted to allow for the efficient movement of vehicles during the drop-off and pick-up of students. |                                                                                                      |                |                                                                 |

**Existing Conditions of the Project Site:**

The project involves the conversion of an existing two-story, 20,090 square foot medical office building into facilities for a school use. Presently the building is fifty percent occupied, with approximately 10,045 square feet of space used for offices and a retail store operated by the school as part of their education program. The building is located in the center of the Help Group campus, adjacent to a three level parking structure serving the Kaiser Permanent medical office facility located at the corner of Inglewood Boulevard and Washington Boulevard. To the north of the building is a four story office building with three levels occupied by school offices and the on floor occupied by medical offices and a two level parking structure, which provides parking for Help Group facility staff and the medical offices. The primary campus structure, located on the western portion of the project site, is located adjacent to the intersection of Grand View Boulevard and Washington Boulevard, and is comprised of a one story, 61,108 sq. ft. structure.

**Surrounding Land Uses and Setting:** *(Briefly describe the project's surrounding)*

West: The property to the west, across Grand View Boulevard, is zoned for Commercial General (CG) land uses and is developed with a one story commercial office building.

East: The property abutting to the east is developed with Kaiser Permanente's Culver Marina Medical Offices, located in the CG Zone/

North: The properties to the north of the school are located in the City of Los Angeles and are zoned R3-1 "Multiple Dwelling." The properties are presently developed with multi-family residential developments.

South: The properties to the south of the project site, across Washington Boulevard, are located in the CG Zone and are generally developed with small commercial uses, including offices, restaurant and retail, and service uses.

**Other public agencies whose approval is required:** *(e.g., permits, financing approval, or participation agreement)*

None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

*The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:*

- |                                                             |                                                             |
|-------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Land Use / Planning                |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Population / Housing               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Geology /Soils                     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Mandatory Findings of Significance |

**ENVIRONMENTAL DETERMINATION:**

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Joshua Williams, Associate Planner

Date

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-------------------------------------|
| <b>I. AESTHETICS -- Would the project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                               |                              |                                     |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>Responses:</b></p> <p>a) – d) <u>No Impact.</u> The project will not result in any aesthetic impacts. The project includes the conversion of a 20,090 square foot medical office building on the Help Group campus into classrooms, offices and related facilities for the school. There are no scenic vistas or resources in the vicinity of the subject property. The project site is presently developed with multiple buildings, a parking structure and surface parking lots occupied by the school campus. The exterior of the existing medical office building will be remodeled to include new accent features, including wrought iron grilles along the roof parapet, exterior plaster panels, new storefront doors and windows with dark bronze frames, and a slate accent band feature. The project is not proposing any new sources of light on the exterior of the building. However, any new exterior lighting shall be shielded, pursuant to the Culver City Municipal Code, to limit light intrusion onto abutting properties.</p> <p><b>Mitigation Measure(s):</b> None Required</p> |                                |                                                               |                              |                                     |
| <b>II. AGRICULTURE RESOURCES AND FOREST RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:                                                                                                                                                                                            |                                |                                                               |                              |                                     |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Responses:**

a) - e) No Impact. The project site is located in area predominantly urbanized with commercial storefronts, a hospital use, surface and multi-level parking lots, and single family residential uses. The Culver City General Plan Land Use Element map identifies no agricultural land or uses within the city boundaries. Abutting zoning in the City of Los Angeles is designated for Low and Low Medium Residential uses. The project area is not identified, utilized, or zoned for agricultural purposes, and there is no known Williamson Act contract in effect on the project site. In addition, the project will not result in the loss or conversion of farmland or forestland into another use, as the project site is located in a fully developed urbanized area. Therefore, no impact will result from the project.

**Mitigation Measure(s):** None Required

**III. AIR QUALITY --** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

|                                                                                                                                                                                                                                                                                             |                          |                          |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

a) Less Than Significant Impact. The entire South Coast Air Basin (which includes Culver City) does not meet National Ambient Air Quality Standards. Future new development (or redevelopment) in any portion of Culver City will contribute, both at the project level and cumulatively, to pollutant emissions over this existing non-attainment area (at both construction and operation phases). For projects proposed within Culver City or elsewhere in the South Coast Air Basin, the applicable plan is the 2007 Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational



| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>programs, or fines, when necessary. Projects that do not exceed or are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) are considered consistent with AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portion of the AQMP. Since SCAG's regional growth forecasts are based upon, among other things, land uses specified in city general plans, a project that is consistent with the land-use designated in a city's general plan would also be consistent with SCAG's regional forecast projections. Subsequently, a project that is consistent with SCAG's regional forecast projections would then also be consistent with the AQMP growth projections.</p> <p>As noted above, the project is subject to SCAQMD's Air Quality Management Plan (AQMP). The AQMP promulgates policies, programs, and measures to achieve Federal and State standards for criteria pollutants and other smog-forming gases, as well as to reduce emissions of toxic air pollutants. These programs include measures such as balancing jobs and housing within the region, promoting infill development close to existing infrastructure and public transit, and a variety of other measures designed to reduce vehicular travel.</p> <p>The project will adapt an existing 20,900 square foot building, previously approved for use as school facilities under CUP P1999-017, into classrooms and offices for The Help Group. The project will also result in the addition of up to 250 more students to the campus, <u>increasing the population of the school from 400 students to 650 students.</u> <del>The students.</del> The increase in student population would serve the existing need for school services and employment in the project region. The project will not conflict with or obstruct implementation of the applicable air quality plan.</p> <p>b) and c) <u>Less Than Significant Impact.</u> A project may have significant impacts where project-related emissions would exceed federal, state, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. Greenhouse Gas Emissions from existing operations are generated by the consumption of fossil fuels necessary to produce electricity, provide heating and hot water for the on-site land uses, propel landscaping equipment, and convey, transport and treat water. Fuel is also consumed by on-road mobile vehicles associated with the existing uses of the project site.</p> <p>Construction Emissions: The proposed project will generate pollutant emissions from the following construction activities: 1) demolition; 2) travel to and from the project site by construction workers; 3) delivery and hauling of construction supplies and debris to and from the project site; 4) the fuel combustion by onsite construction equipment; and 5) building construction, including the application of architectural coatings. It is anticipated that the above construction activities will result in temporary emissions of dust, fumes, exhaust and other air contaminants. Construction activities involving site preparation would primarily generate PM 10 emissions. Mobile source emissions (use of diesel-fueled equipment on-site) and traveling to and from the project site) would primarily generate nitrogen oxide emissions (NO x). The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. As part of the project, appropriate dust control measures will be implemented during each phase of development, as required by SCAQMD Rule 403 – Fugitive Dust. Rule 403 requires that water is sufficiently added to the construction site to prevent the generation of visible dust plumes; that soil binders are applied to uncovered areas; and that ground cover is reestablished as quickly as possible. In addition, a wheel and undercarriage washing system are required to remove bulk material from vehicles leaving the construction site. The amount of emissions generated by construction activities on-site are not expected to exceed current SCAQMD thresholds, based on an analysis of peak construction days for each of the construction activities. Therefore, project impacts will be less than significant.</p> <p>Operational Emissions. Operational emissions generated by both stationary and mobile sources will result from normal day-to-day activities on the project site after occupation. Stationary emission sources would be generated from school operations (primarily natural gas consumption) and landscape maintenance. Mobile emission will be generated by vehicles travelling to and from the project site. The amount of emissions generated by operational activities for the 650 student school will not exceed</p> |                                |                                                               |                              |           |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| <p>SCAQMD thresholds for any phase of development. Therefore, impacts associated with operational emissions from the project will be less than significant.</p> <p>SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.</p> <p>The proposed project will not generate emissions from construction or operational activities in excess of SCAQMD thresholds. Therefore, the project will not result in a cumulatively considerable increase in emissions. Cumulative impacts will be less than significant with the implementation of recommended measures per SCAQMD – Rule 403.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                               |                              |           |
| d)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><u>Less Than Significant Impact.</u> A sensitive receptor, as defined by AQMD, is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located: schools, playgrounds, and child care centers; long-term health care facilities; rehabilitation facilities; convalescent centers; hospitals; retirement homes; and residences.</p> <p>Analysis of project emissions identified that the potential for exposing sensitive receptors to a pollutants is less than significant. At both the construction and operational phase of the project, pollutant levels will be below thresholds set by the SCAQMD. Therefore, impacts will be less than significant.</p> |                                |                                                               |                              |           |
| e)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><u>Less Than Significant Impact.</u> The project is not anticipated to result in the generation of any objectionable odors. During the construction phase, building materials, including paint and adhesives, may produce discernible odors typical of most construction sites. These odors would be temporary in nature and will not result in a significant environmental impact. Therefore, the impact of objectionable odors in the project vicinity will be less than significant.</p>                                                                                                                                                                                                                                                                                                                        |                                |                                                               |                              |           |

**Mitigation Measure(s):** None Required.

#### IV. BIOLOGICAL RESOURCES -- Would the project:

|    |                                                                                                                                                                                                                                                                                                               |                          |                          |                          |                                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                        | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                               | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Responses:**

a) – f) No Impact. The project site is located in an urbanized area and is surrounded by existing disturbed land and development. The area around the project site is located in the Commercial General zone in the City of Culver City and in the Medium Residential (R-3) zone in the City of Los Angeles. ~~The~~ Neither the increase in student population from 400 to 650 students, nor the expansion of school classrooms and facilities into the existing two-story, 20,095 square foot medical office building will not result in a substantial effect on habitat for any protected species, ~~will not result in a~~ substantially adverse effect on protected wetlands, nor or conflict with any local policies, ordinances, or plans protecting biological resources. Therefore, no impacts will result.

**Mitigation Measure(s):** None Required.

**V. CULTURAL RESOURCES -- Would the project:**

|                                                                                                              |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

a) – d) No Impact. The project site is presently developed and used for a private school use. No buildings on the project site have been identified for designation as a landmark at the national, state or local level, nor have they been identified as being potentially significant in any historic resource survey for the area. The subject building proposed for conversion from medical offices to school related uses is not identified as being a historical resource, therefore no impact will result.

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact                                                                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <p>While the project will result in the interior remodel of the medical office building for conversion into school uses, disturbance of subsurface soil will be minimal. Preliminary architectural plans have identified that some new pad footings will be built by underpinning and widening existing footings. A new elevator pit will be constructed and the low area for the existing elevator pit will be raised by filling in with compacted soil. No significant grading or site grade changes are proposed. Due to the limited scope of development, no impacts are anticipated to potential archaeological, paleontological, or human remains on the project site.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| <p><b>Mitigation Measure(s):</b> None Required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| <p><b>VI. GEOLOGY AND SOILS -- Would the project:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>Responses:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| a) i.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><u>No Impact.</u> The project site is not located on a known fault line, as depicted in the City of Culver City Alquist-Priolo Earthquake Fault Zone map (2007). Therefore, no impacts will result.</p>                                                                                                                                                                                                                          |                                                               |                                     |                                     |
| ii.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><u>Less Than Significant Impact.</u> The conversion of the existing medical office building to uses for school facilities, including classrooms and offices, shall require that the building be structurally upgraded to the current 2010 California Building Code. In addition, per Building &amp; Safety requirements, an outside structural review is required. Therefore, project impacts will be less than significant.</p> |                                                               |                                     |                                     |
| iii.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><u>Less Than Significant Impact.</u> Liquefaction is defined as a loss of strength of saturated cohesionless soil caused by seismic shaking. A Preliminary Geotechnical Engineering Report prepared by Earth Systems Southern California (dated September 14, 2011) identified that the</p>                                                                                                                                      |                                                               |                                     |                                     |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
|                                             | project is not located within a defined liquefaction hazard zone, but it is very close to the edge of the zone. Based on liquefaction analyses, soils beneath the site are not expected to liquefy in the event of a significant nearby earthquake during a period of high groundwater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |                                                               |                              |           |
| iv.                                         | <u>No Impact.</u> The subject property is not located in a landslide zone (Culver City Seismic Hazards Map, February 2007). The project site is mostly flat and is not near a slope that may be prone to landslides. Therefore, there is no impact from landslides.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |                                                               |                              |           |
| b)                                          | <u>No Impact.</u> The project will result in minimal disturbance to top soil on the subject property, specifically through changes to on-site landscaping and the elevator pit. Therefore, there will be no impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |                                                               |                              |           |
| c)                                          | <u>Less Than Significant Impact.</u> The project site is not located within a liquefaction zone, and is not located on or near a slope that may be prone to landslides nor is it located within any known landslide zones. The conversion of the existing medical office building <u>at 12095 Washington Blvd</u> to uses for school facilities, including classrooms and offices, shall require that the building be structurally upgraded to the current 2010 California Building Code. In addition, per Building & Safety requirements, an outside structural review is required. Therefore, project impacts will be less than significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                               |                              |           |
| d)                                          | <u>Less Than Significant Impact.</u> Based upon results of the Expansion Index (EI) Tests (ASTM D 4829), conducted for this investigation, and presented in the Preliminary Geotechnical Engineering Report prepared by Earth Systems Southern California (dated September 14, 2011), the upper on-site soils are considered to have a medium expansion potential. The foundation and slab-on-grade design recommendations, presented in the report, include generally used guidelines in the Los Angeles area for foundation design for soils with the indicated degree of expansiveness.<br><br>As noted in the Preliminary Geotechnical Engineering Report, design recommendations included in the report are minimums and comply with normally accepted geotechnical engineering practices. However, actual foundation and slab-on-grade construction reinforcement should be determined by the structural engineer based upon site specific conditions such as foundation loading and engineering characteristics of the subgrade soils. Compliance with recommendations will therefore result in a less than significant impact. |                                |                                                               |                              |           |
| e)                                          | <u>No Impact.</u> The project will not utilize septic tanks or alternative wastewater disposal systems. It will be served by the City of Culver City wastewater services. Therefore, there will be no impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                               |                              |           |

**Mitigation Measure(s):** None Required.

#### VII. GREENHOUSE GAS EMISSIONS --Would the project:

- |                                                                                                                                  |                          |                          |                                     |                          |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

- a) - b) Less Than Significant Impact. The Greenhouse Gas Emissions Analysis (July 2011) prepared by CAJA Environmental Services identified that greenhouse gas emissions associated with the proposed project, the 650 student school and improvements to the building at 12095 Washington Boulevard, will be less than significant. In addition, the project will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <p>The emissions generated by <u>T</u>he Help Group project (and any project) are too small to influence global climate change individually. Even if an individual project's greenhouse gas (GHG) emissions were large enough to influence global climate change, the significance of the impact of a single project on the global climate cannot be determined at this time. First, no guidance exists to indicate what level of GHG emissions would be considered substantial enough to result in a significant impact on global climate. Second, global climate change models are not sensitive enough to be able to predict the effect of a single project on global temperatures and the resultant effect on climate; therefore they cannot be used to evaluate the significance of a project's impact. In addition, there are currently no adopted thresholds or guidance adopted by the SCAQMD or other agencies in California to assess the significance of potential impacts associated with Greenhouse Gases. In the absence of established GHG thresholds, the Governor's Office of Planning and Research (OPR) recommends in its 2008 technical advisory that lead agencies should make a good faith effort to calculate, model, or estimate the amount of CO<sub>2</sub> and other GHG emissions from a [project. In an effort to calculate, model, or estimate the amount of CO<sub>2</sub> and other GHG emissions from a project. In response to the Governor's Executive Order (S-3-05) to reduce statewide GHG emissions to targeted levels (specifically to reduce GHG emissions to 80 percent below 1990 levels by 2050), the Secretary of Cal/EPA created the Climate Action Team (CAT), which in March 2006, published the Climate Action Team report to Governor Schwarzenegger and the Legislature (the "2006 CAT Report"). The 2006 CAT Report identifies a recommended list of strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met within the existing authority of State agencies.</p> <p>In analyzing potential impacts related to construction and operation of the project, the report notes that in the absence of regulatory guidance, evaluation of the project's impacts associated with GHG emissions is done qualitatively by determining consistency of the project to any of the emission reduction strategies identified by the CAT Report and by the California Air Resources Board (ARB). If the project is consistent with the guidelines established by the CAT Report and by the ARB, project specific impacts related to GHG emissions would be less than significant, and the project's contribution to any potential cumulative impact related to GHG emissions would not be considerable.</p> <p>The project's impacts from GHG emissions will be less than significant due to improved sustainability of modern construction and design compared to the existing building. It is anticipated that greenhouse gas emissions will be reduced by the following sustainable design and construction features integrated into the project:</p> <ul style="list-style-type: none"> <li>• Insulation of all interior and exterior walls;</li> <li>• Use of duro-last vinyl roofing material (87 percent reflective);</li> <li>• Installation of 14 SEER heating, venting and air conditioning (HVAC) units;</li> <li>• Replacement of existing fluorescent lighting with LED lighting throughout the building;</li> <li>• Installation of dual-glazed bronze anodized doors and windows throughout the building;</li> <li>• Installation of motion-sensor restroom light switches;</li> <li>• Replacement of existing toilets with auto-flush toilets;</li> <li>• Replacement of existing urinals with waterless urinals;</li> <li>• Installation of hands-free faucets;</li> <li>• Installation of high-efficiency water heaters</li> </ul> <p>In addition, the project will be subject to the City of Culver City's Mandatory Green Building Program. Projects under 49,999 sq. ft. are required to comply with Category 1 Requirements of the Green Building Program. By complying with the City's Mandatory Green Building Program and employing the sustainable design features identified above, impacts from Greenhouse Gases will be less than significant.</p> |                                |                                                               |                              |           |
| <p><b><u>Mitigation Measure(s):</u></b> None Required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |                                                               |                              |           |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                      | Potentially Significant Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:</b>                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school??                                                                                                 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                             | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Responses:</b>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                                     |                                     |
| a) - b)                                                                                                                                                                                                                                                          | <u>Less Than Significant Impact.</u> The project will utilize potentially hazardous materials as part of its construction and operation, including solvents, paints, petroleum products and pesticides. All potentially hazardous materials will be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. The use and transport of these materials, typically sold as consumer goods, will not pose a significant hazard to the public or the environment. Therefore project impacts related to the routine transport, use or disposal of hazardous materials will be less than significant. In addition, the project will not result in an impact nor contribute to a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. |                                                               |                                     |                                     |
| c)                                                                                                                                                                                                                                                               | <u>Less Than Significant Impact.</u> The proposed project will involve the increase in student population from 400 students to 650 students and the convert-conversion of an existing two-story medical office building into school facilities for the existing Help Group campus. The operation and maintenance of the proposed school facilities are not considered to be sources of hazardous emissions and are not                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                               |                                     |                                     |



| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
|                                             | expected to result in the handling of hazardous or acutely hazardous materials-, substances, odors, <del>or</del> or waste and would not require the daily use of chemicals outside of the day-to-day cleaning materials. Therefore, the project is not expected to result in emissions of hazardous materials within the proximity of the existing school facilities.                                                                                                                                                                                                                                                                     |                                |                                                               |                              |           |
| d)                                          | <u>No Impact.</u> The school is not located on a site which is included on a list of hazardous material sites pursuant to Government Code Section 65962.5. Therefore, there is no impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                               |                              |           |
| e)                                          | <u>No Impact.</u> The project site is not located within an airport land use plan or within two miles of any airport. Therefore, there is no impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                               |                              |           |
| f)                                          | <u>No Impact.</u> The project site is not located within the vicinity of a private airstrip. Therefore, there is no impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |                                                               |                              |           |
| g)                                          | <u>No Impact.</u> The project will not inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. The adjacent Culver Marina Medical Offices operated by Kaiser Permanente do not provide "emergency services" or "urgent care services." Services at the facility include diagnostic imaging (mammography), family medicine, internal medicine, podiatry, physical therapy and a pharmacy. Therefore, the project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan, and no impact will occur. |                                |                                                               |                              |           |
| h)                                          | <u>No Impact.</u> The project is located in a highly urbanized area of Culver City where the possibility of wild land fires is remote. Implementation of the project will not result in any increase in exposure of people or structures to wildfire dangers, therefore there is no impact.                                                                                                                                                                                                                                                                                                                                                |                                |                                                               |                              |           |

**Mitigation Measure(s):** None Required.

**IX. HYDROLOGY AND WATER QUALITY -- Would the project:**

|    |                                                                                                                                                                                                                                                                                                                                                                                            |                          |                          |                                     |                                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) | Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                          | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j) Inundation by seiche, tsunami, or mudflow?                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Responses:**

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a)      | <u>No Impact.</u> The project does not propose any long-term activities that will result in regular discharge into surface water bodies. The project will conform to all requirements of the Regional Water Quality Control Board (RWQCB) and Municipal Code and will not result in unpermitted discharges into the sanitary sewer and storm water systems. Therefore, implementation of the project will not result in any impacts related to the issue.                                                                                                                                                                                                                                                   |
| b)      | <u>No Impact.</u> The project site is fully developed and covered almost entirely by impervious surfaces in the form of buildings, drive aisles and parking lots. Presently, stormwater does not infiltrate into the ground, but sheetflows across the site to the local stormdrain system. The site is not a significant source or area for groundwater recharge. The project will not result in any change to lot coverage or create new impediments to water flow. Therefore, the project will have no impacts.                                                                                                                                                                                          |
| c) – e) | <u>No Impact.</u> The project will result in the conversion of an existing medical office building into school facilities. The project will not result in new floor area or a change in the footprint of the building, nor will the project result in an increase of impervious surfaces on the site, therefore the project will not result in a substantial change to the existing drainage pattern on site. The project will not result in a change in the existing drainage pattern that would result in substantial erosion or siltation either on- or off-site. In addition, the project will not result in any increase in runoff to local storm drains. Therefore, the project will have no impacts. |
| f)      | <u>Less than Significant Impact.</u> The applicant shall be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), which details the construction activities, materials, and wastes and lists the best management practices (BMPs) to control pollutant discharge during construction. Preparation of the SWPPP and compliance with the City's Minimum Storm Water Protection Requirements would ensure that the project will not violate any water quality standards. Therefore, the project impacts related to water quality will be less than significant.                                                                                                                    |
| g) – h) | <u>No Impact.</u> The project site does not include any housing nor is it located within a 100 year flood hazard area. Therefore, there will be no impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| i)      | <u>Less than Significant Impact.</u> The project site is located within the Stone Canyon Dam Inundation Zone. The project will not impede escape routes or access of emergency vehicles in the event of major flood incident. The project will adhere to all emergency procedures to minimize impacts to building occupants.                                                                                                                                                                                                                                                                                                                                                                                |
| j)      | <u>No Impact.</u> The project impact is not located within an area subject to tsunami and seismic sea waves pursuant to the Culver City Tsunami Map (dated April 22, 2010). Therefore, there are no impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Mitigation Measure(s):** None Required

**X. LAND USE AND PLANNING - Would the project:**

|                                                |                          |                          |                          |                                     |
|------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                 | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Responses:**

- a) No Impact. The project site is currently developed with two existing school facilities under Tthe Help Group umbrella – Summit View School and Village Glen School. The project will result in the increase in student population from 400 students to 650 students and the conversion of an existing medical office building into school facilities. No additional structures or floor area is proposed, and the use will be consistent with existing uses on adjoining properties. Therefore the project will not physically divide an established community. There will be no impact.
- b) No Impact. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Private school uses are a permitted use in the Commercial General (CG) Zone with a conditional use permit. The private school use was permitted on the project site, including all four buildings addressed 12095-12101 Washington Boulevard, under Conditional Use Permit No. P1999-017. The project will require a Conditional Use Permit Modification, a requirement for ~~expansion an increase of the private school's operations-enrollment in the CG Zone.~~ Because the use is permitted under existing entitlements and within the CG Zone and the General Plan, there will be no impact.
- c) No Impact. The project site is developed and is located in a highly urbanized area that is not known to support any non-avian candidate, sensitive, or special status species. The project will not involve the removal of any habitat areas, as the project work will primarily result in tenant improvements to the existing structure.

**Mitigation Measure(s):** None required.

**XI. MINERAL RESOURCES -- Would the project:**

- |                                                                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

- a) No Impacts. There is no knowledge of the presence of mineral resources that would be of value to the region and the residents of the State on the project site, therefore the project is not expected to result in the loss of availability of said mineral resources. The project area is predominantly urbanized, and the project site occupies a site that has previously been disturbed for construction of the existing buildings on Tthe Help Group campus and the abutting Kaiser Permanente facilities. The project site is located adjacent to residential uses, commercial retail and office, and medical office uses, and is therefore not likely to be a suitable site for drilling or mining. Therefore, the no impacts are anticipated.
- b) No Impacts. The City does not identify the availability of a locally-important mineral resource at the project site in any land use plan. The project site is not identified in the City's General Plan, any specific plan, nor any other land use plan as a locally-important mineral resource recovery site. Therefore, no impacts are anticipated.

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                         | Potentially Significant Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>Mitigation Measure(s):</b> None Required.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                               |                                     |                                     |
| <b>XII. NOISE --Would the project result in:</b>                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                               |                                     |                                     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Responses:</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                               |                                     |                                     |
| a)                                                                                                                                                                                                                                                                  | <p><u>Less Than Significant Impact.</u> Impacts related to the generation of noise levels in excess of community standards are analyzed separately, as part of construction and school operation activities. The Culver City Noise Ordinance (Chapter 9, Section 9.07.035 "Construction") exempts noise sources associated with construction when performed between the hours of 8:00 AM and 8:00 PM on weekdays, 9:00 AM and 7:00 PM on Saturdays, and 10:00 AM and 7:00 PM on Sundays. The project will require the use of equipment for demolition on the inside of the building, as part of tenant improvements. During the demolition and construction, activities will not be constant. <del>A different mix of the equipment operating and noise levels will vary based on the amount of equipment in operation at any given time and the location of each activity on the project site.</del></p> <p>Land uses on the properties surrounding the project site are primarily developed with commercial retail and office, <u>multi-family residential</u>, and medical office uses. Due to the use of construction equipment during the construction phase, the project will expose nearby residents, and students and staff associated with the school to increased ambient exterior noise levels, typical of any tenant improvement activities in nearby businesses. The project applicant will notify surrounding residential neighbors in advance of construction activities, and both the Applicant's and City's contact information will be posted on the project site to direct residents wishing to report noise and other construction activity complaints. Through compliance with the City's Noise Ordinance, temporary</p> |                                                               |                                     |                                     |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| <p>noise levels associated with construction activities will be less than significant.</p> <p>During the ongoing operation of the project, on-site operational noise <del>on-site operational noise</del> will typically be generated by heating, ventilation, and air conditioning (HVAC) equipment. Through the use of Code required screening and adherence to Title 24 of the California Code of Regulations, which requires interior noise levels not to exceed 45 dBA, occupants of the school and adjoining uses will not be exposed to excessive interior noise levels.</p> <p>Additional noise will be generated by the project from use of the playground facilities. The Culver City Noise Ordinance (Chapter 9, Section 9.07.060.C) provides that "permitted activities conducted on public playgrounds and public or private school grounds, including but not limited to school athletic and entertainment events" are exempted from the Noise Ordinance provisions.</p> <p><u>The school's playgrounds have staggered use scheduled, meaning that not all 650 students will be using the three playground areas (1. located adjacent to Grand View Boulevard; 2. at the center of the property partially within the City of Los Angeles; and 3. as proposed, atop the two-story building located at 12095 Washington Boulevard) at the same time. Nor will the additional 250 students be located into one playground at one time. Students are rotated into the play areas during various times throughout the day to avoid having students of differing ages sharing the same play area (i.e., high school students would not utilize the same areas as elementary school students during the same time).</u></p> <p>However, as part of the project review, a noise impact study was submitted on June 6, 2011 by Veneklasen Associates on behalf of the Applicant. The purpose of the noise study was to assess the existing impact of the sound produced at <u>The Help Group's playgrounds on the adjacent residential area to the east of the project site in response to comments from residential neighbors abutting the playground area. The Help Group agreed to conduct the noise impact study to determine if additional mitigations were needed to immediately address a noise problem caused by school activities on the playground. The acoustical engineer took noise measurements were performed at the playground areas during periods when there were no activities. These measurements represent the in order to determine ambient conditions at this location.</u> Measurements were also performed during typical activities in the playground. The ambient noise level in this area is controlled by general urban activities and also by the street traffic around the facility. When activities are in progress, the ambient noise levels are impacted at the adjacent areas to the playground. The general ambient noise levels at the playground area were measured as <u>approximately about 53 dBA.</u> During activities in the playground, the noise level increased to between 63 and 65 dBA. The existing ambient levels at the residential area are estimated at 46 dBA which is increased to 54 dBA during playground activities, a slight rise comparable to <u>noise generated by street traffic.</u></p> <p><u>The Help Group submitted a letter from Veneklasen Associates, dated April 17, 2012, which discussed potential noise impacts from the rooftop playground area above the two-story building at 12095 Washington Boulevard. The acoustical engineer examined noise impacts on residential properties located in the City of Los Angeles to the north and on the sidewalk along Washington Boulevard in front of the school. Based upon the maximum occupancy for the rooftop playground of 185 people, noise levels at the residential properties are anticipated to be below 30 dBA. Noise levels at the sidewalk level on Washington Boulevard are anticipated to be 40.5 dBA. Both noise levels fall below the 65 dBA exterior noise level and 45 dBA interior noise level identified by the Noise Element (adopted 1995) of the City's General Plan for residential and commercial uses. The acoustical engineer also determined that the noise generated from the rooftop play area will not have any additive impact on noise levels at the ground level play areas or at the nearby residential properties.</u></p> <p>Based on the noise study and compliance with the City's <u>Noise Ordinance</u> for on-site activities, noise impacts will be less than significant.</p> <p>b) <u>Less Than Significant Impact.</u> During construction of the project, the use of machinery including trucks, drills, etc. will be typical. The amount of groundborne vibrations that is created by the use of equipment during the construction of the project will not be excessive. As noted previously,</p> |                                |                                                               |                              |           |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| c) – d)                                     | <p>construction will primarily be internal to the existing structure, with no exterior demolition or major construction activities. In regards to the operation of the project, school facilities do not generally generate significant groundborne vibrations or groundborne noise. Therefore, the project will result in less than significant impacts.</p> <p><u>Less Than Significant Impact.</u> The project will result in the <del>addition of 250</del> increase of student enrollment from 400 to 650 students. The increase in students and faculty on-site will be accommodated <del>who will occupy in existing structures and in the two story building located at 12095 Washington Boulevard previously utilized for medical offices and non-school functions.</del> The additional students will use existing play areas that are presently utilized by current students of the school. In addition, a new playground area on top of the two-story building will serve all students of the school, allowing for dispersal of students between the three playgrounds. As noted previously (see Response XII.a), use of the play areas will also be conducted on a staggered schedule, meaning not all 650 students will be using the play areas at one time. In addition, the noise generated by the use of the new playground area will not result in an additive impact to noise at existing play areas or residential properties due to the location of the play area close to Washington Boulevard, separated from the residential buildings by a four story building, and the presence of 10-foot high parapet walls along three sides of the play area. While the addition of students may result in an increase in the use of the playground facilities, the staggered scheduling of play area usage and the addition of a new play area will reduce potential noise impacts. The <del>the</del> ambient noise level is not expected to substantially increase from the usage on a permanent or temporary basis. Therefore, impacts will be less than significant.</p> |                                |                                                               |                              |           |
| e) –f)                                      | <p><u>No Impact.</u> The project is not located within an adopted airport land use plan or within two miles of an airport. Nor is the project located within the vicinity of a private airstrip. The project will not expose people in the project area to excessive noise levels, therefore there is no impact.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                                               |                              |           |

**Mitigation Measure(s):** None Required.

### XIII. POPULATION AND HOUSING -- Would the project:

|    |                                                                                                                                                                                                        |                          |                          |                                     |                                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### Responses:

- a) Less Than Significant Impact. The project includes ~~the expansion of school operations and facilities to accommodate the addition of 250 students in an~~ increase in student enrollment from 400 students to 650 students at an existing private school facility. The project includes the conversion of a medical office building, previously approved for private school uses under CUP P-1999017, to classrooms, a multi-purpose room, and support facilities for the school. ~~an existing structure on the Help Group campus.~~ While the project does not involve the addition or removal of housing, the addition of school facilities enrollment capacity may induce population growth in the areas near the school site. However, as this is a private school, attendance is not limited by geographic boundary. Students attending the school may live outside of Culver City in a neighboring jurisdiction. The school's present operations and proposed operations utilize buses, private vehicles and taxi cabs to transport students to the school from other locations, which may be outside of Culver City. In addition, ~~I~~the Help Group provides three other campus locations in the Los Angeles region, including facilities in Sherman Oaks, Valley Glen, and Van Nuys, which provides opportunities for students to attend school at the facility

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                           | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| <p>closest to them. The project is not anticipated to result in substantial population growth, therefore impacts are less than significant.</p> <p>b) – c) <u>No Impact</u>. The project will not result in the displacement of any housing units or people. Therefore, there will be no impacts.</p> |                                |                                                               |                              |           |
| <b>Mitigation Measure(s):</b> None Required                                                                                                                                                                                                                                                           |                                |                                                               |                              |           |

#### XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- |                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

- a) Less Than Significant Impact. During internal staff review of the project, neither the Culver City Police Department nor the Culver City Fire Department identified impacts related to their response times. Further, neither agency identified impacts to their ability to provide adequate services. Therefore, impacts related to fire and police protection will be less than significant.
- The project will result in the expansion of facilities and student population at a private school facility serving special needs students. While the project will result in an increase in the number of staff on-site, it is anticipated that given the nature of the jobs to be filled, employees would be residents of communities in the area. As such, implementation of the project will not generate a direct or indirect increase in the permanent population of the area. Therefore, the project would not result in an increase in the generation of students and the project would not result in substantial adverse physical impacts with regard to schools.
- The Help Group does not presently use any parkland in Culver City for school activities, either during or after school hours. The school campus provides two outdoor playgrounds and an indoor gym. For other sports activities, including baseball and soccer, the schools utilize park facilities in the City of Los Angeles or opposing team fields for away games. As part of the project, an additional rooftop play area will be provided atop the two-story, former medical office building for use by students.
- The project does not propose any significant increase in population density that would generate the need to require new roads, additional infrastructure, or other governmental services.

**Mitigation Measure(s):** None Required

#### XV. RECREATION --

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>Responses:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                                               |                                     |                                     |
| <p>a) <u>Less Than Significant Impact.</u> The project is not proposing a significant increase in population density that would cause or accelerate a substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities. The use of off-site parks and facilities in the region by the school requires the approval of usage by the agencies operating the park facilities, similar to what is required by the Culver City Parks &amp; Recreation Department, in order to avoid the overcrowding and overuse of facilities.</p> <p>b) <u>Less Than Significant Impact.</u> The project will include new recreational facilities atop the converted, two story medical office building. The approximately 8,000 square foot space has been designated as a "roof deck playground." In addition, the Help Group campus will continue to maintain two on-site playgrounds and one gym. The new recreational playground would not result in a significant adverse physical effect on the environment. <u>As noted in Response XII.a, the applicant's acoustical engineer determined that the noise generated by students using the new rooftop play area will not exceed noise standards identified in the Noise Element of the City's General Plan, -therefore impacts will be less than significant.</u></p> |                                |                                                               |                                     |                                     |
| <b>Mitigation Measure(s):</b> None Required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                |                                                               |                                     |                                     |
| <b>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |                                                               |                                     |                                     |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulating system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |



| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| <p><b>Responses:</b></p> <p>a) – b) <u>Less Than Significant Impact.</u> This analysis is based on the following report:<br/> <i>The Help Group – Culver City Campus, Traffic Impact Analysis</i>, Urban Crossroads, November 7, 2011.</p> <p>As part of its analysis for the project, the Applicant's consultant in concert with City staff selected six intersections for study:</p> <ol style="list-style-type: none"> <li>1. Centinela Avenue and Washington Boulevard</li> <li>2. Grand View Boulevard and Washington Boulevard (in the City of Los Angeles and City of Culver City)</li> <li>3. Project Driveway 1 and Washington Boulevard</li> <li>4. Inglewood Boulevard and Project Driveway 2</li> <li>5. Inglewood Boulevard and Project Driveway 3</li> <li>6. Inglewood Boulevard and Washington Boulevard (in the City of Los Angeles)</li> </ol> <p>The trip generation for the project has been estimated based upon the specific land uses that exist at the site (medical office) and that have been planned for the site (special education school facilities). Based upon the review of the existing and proposed uses, the study identified that the existing medical office uses (comprising approximately 10,045 sq ft of floor area) generates a total of 363 daily trip ends, with 23 trips occurring during the AM peak hour (18 inbound and 5 outbound) and 34 trips during the PM peak hour (9 inbound and 25 outbound). The proposed use (school facilities) are anticipated to generate a total of 372 daily trip ends, with 114 trips occurring during the AM peak hour (68 inbound and 46 outbound) and 36 trips during the PM peak hour (17 inbound and 19 outbound). Therefore, the project will result in 9 additional daily trip ends with 91 additional trips occurring during the AM peak hour (50 inbound and 41 outbound) and 2 additional trips during the PM peak hour (8 inbound and -6 outbound).</p> <p>In order to determine the significance of impacts related to traffic generated by the project <u>(the increase in student enrollment from 400 to 650 students and the conversion of a medical office building to private school uses)</u>, the study examined the six previously identified intersections, comparing future conditions with and without the project. The volume of future traffic without the project looks at existing conditions plus ambient growth (estimated to be 1% per year) plus traffic generated by related projects (lists provided by the City of Culver City and City of Los Angeles). The volume of future traffic with the project takes into account existing conditions plus ambient growth plus traffic generated by related projects plus the proposed project's traffic. <u>Please note, the "existing conditions" includes the existing population of the school, including staff and students.</u> The analysis of future traffic conditions with and without the project found no anticipated significant impacts at the study area intersections due to the additional project traffic.</p> <p>During its review of the project's on-site circulation, City staff provided requirements to ensure safe ingress and egress from the project site via its multiple driveways, limiting turn-in and turn-out movements from Washington Boulevard and Inglewood Boulevard.</p> <p>c) <u>Less Than Significant Impact.</u> The project site is not located near any airports, nor will it include any characteristics that would result in the alteration of air traffic patterns. Therefore, impacts will be less than significant.</p> <p>d) <u>Less Than Significant Impact.</u> The project will not alter the street configuration in the area. In addition, as part of the mitigations to reduce potential conflicts between traffic entering and exiting the site with normal circulation on surrounding streets, the project will restrict movements into and out of the property and restrict on-street parking during morning and afternoon hours in order to provide additional queuing space as vehicles enter the site on Washington Boulevard.</p> <p>e) <u>No Impact.</u> The design and construction of the project will be required to incorporate all applicable City standards related to emergency access to ensure that the emergency access would be adequate. Therefore, implementation of the project will not result in any impacts.</p> |                                |                                                               |                              |           |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| f)                                                              | <u>No Impact.</u> The project site is located in an urbanized portion of the City. As proposed, the project will not conflict with any public transit, bicycle or pedestrian facilities. In addition, the project will not affect the performance or safety of any alternative modes of transportation. Therefore, there is no impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                                                                           |                                     |                                     |
| <b>Mitigation Measure(s):</b> None Required.                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                           |                                     |                                     |
| <b>XVII. UTILITIES AND SERVICE SYSTEMS --Would the project:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                           |                                     |                                     |
| a)                                                              | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b)                                                              | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c)                                                              | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d)                                                              | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e)                                                              | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f)                                                              | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g)                                                              | Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Responses:</b>                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                           |                                     |                                     |
| a)                                                              | <u>Less Than Significant Impact.</u> The project will connect to the City's existing wastewater treatment system. The proposed project is not expected to result in a substantial increase beyond the projected development potential, residential population and employment population for that area as permitted under the General Plan. Therefore, the project is unlikely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board.                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                                           |                                     |                                     |
| b)                                                              | <u>Less Than Significant Impact.</u> Water treatment needs of the City are accommodated by the Metropolitan Water District's (MWD) Joseph Jensen Treatment Plant in the City of Los Angeles. Due to the change of use of the building, the project is subject to the City's Sewer Facility Charge. Pursuant to requirements from the Public Works Department, the charge shall be paid prior to the issuance of any permit and will go towards infrastructure improvements related to the cumulative use of City infrastructure. In addition, pursuant to the City's Green Building Program, and as proposed by the Applicant, the project will include water saving plumbing features, including the use of waterless urinals, auto flush toilets, and hands free faucets. Through the use of these features and the payment of sewer facility fees, the project impacts on the water system will be less than significant. |                                      |                                                                           |                                     |                                     |
| c)                                                              | <u>Less Than Significant Impact.</u> The project site is developed and is generally covered with impervious surfaces. The project site is located within an area that includes existing and adequate storm drainage facilities. A substantial change in surface water runoff patterns is not expected. Therefore, impacts will be less than significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                      |                                                                           |                                     |                                     |
| d)                                                              | <u>Less Than Significant Impact.</u> The project, including the conversion of an existing medical office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                      |                                                                           |                                     |                                     |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
| e)                                          | building into school facilities and the <del>addition of 250 students to the</del> increase in enrollment from 400 to 650 students on The Help Group campus, will not result in the requirement for new water resources or entitlements for water resources. As previously noted, the project will incorporate water saving features intended to reduce the impact of the project on water resources.<br><u>Less Than Significant Impact.</u> Existing wastewater treatment facilities will be able to accommodate anticipated wastewater demands of the project in addition to the provider's existing commitments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |                                                               |                              |           |
| f)                                          | <u>Less Than Significant Impact.</u> The City of Culver City operates a transfer station at 9255 Jefferson Boulevard. The transfer station receives a maximum of 500 tons of solid waste per day, with an average of 250 tons of solid waste per day. Solid waste from the transfer station is sent to Puente Hills Landfill, Chiquita Canyon Landfill, or the Southeast Resource Recovery Facility (SERRF). Existing uses at the project site generate approximately 0.29 tons of solid waste per day. In compliance with the City's Green Building Program, and best practices, the Applicant will institute a campus wide recycling and composting service to significantly reduce the amount of solid waste produced from the site. Based on existing conditions, both Chiquita Canyon Landfill and Puente Hills Landfill have adequate capacity to accommodate the disposal needs of the facilities. With implementation of waste reduction programs, identified above, impacts on the landfills will be reduced with the project. Therefore, impacts will be less than significant. |                                |                                                               |                              |           |
| g)                                          | <u>No Impact.</u> The project will comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, implementation of the project will not result in any impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |                                                               |                              |           |

**Mitigation Measure(s):** None Required.

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                          |                                     |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) | <u>Less Than Significant Impact.</u> With implementation of the mitigation measures identified in this initial study, the project will protect against the potential degradation of the quality of the environment and the potential of impacting traffic in the immediate vicinity of the project site. In addition, through adherence to the recommendations from the Geotechnical Report, the project will protect occupants of the structure from potential harm during seismic events. |
| b) | <u>Less Than Significant Impact.</u> The project will not result in any impacts that are cumulatively                                                                                                                                                                                                                                                                                                                                                                                       |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|------------------------------------|--------------|
| c)                                                 | considerable. As noted, traffic impacts from the project when considered in light of other developments in the vicinity remain below the threshold of significance. Any potential cumulative impacts will be substantially reduced to less than significance due to standard code requirements and conditions of approval.<br><u>Less Than Significant Impact.</u> The project will not cause substantially adverse effects on human beings with the incorporation of the mitigations identified in the document. Impacts related to the project will be less than significant. |                                      |                                                                           |                                    |              |
| <b><u>Mitigation Measure(s):</u></b> None Required |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      |                                                                           |                                    |              |

**XVIII. EARLIER ANALYSES:**

None.

**References Utilized:**

Cortese List, Hazardous Waste and Substances Site List, accessed March 5, 2012.  
[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

City of Culver City Alquist-Priolo Earthquake Fault Zone Map (2007).

Greenhouse Gas Emissions Analysis, prepared by CAJA Environmental Services, July 2011.

Noise Impact Study for School Playground, prepared by Veneklasen Associates, June 2011.

Preliminary Geotechnical Engineering Report, prepared by Earth Systems Southern California, September 2011.

Traffic Impact Analysis, prepared by Urban Crossroads, December 12, 2011 (revised)

Letter from Veneklasen Associates to The Help Group regarding Noise Impact Study for the Roof Deck Playground, dated April 17, 2012.

## RESOLUTION NO. 2012-R\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA DENYING AN APPEAL AND AFFIRMING 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.

(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  
6

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  
11

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  
19

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  
24

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,  
28  
29



1 but not limited to, the application, plans, staff report, environmental information and all  
 2 testimony presented, and the City Council by a vote of \_\_\_to \_\_\_ denied the appeal and  
 3 affirmed the Planning Commission's denial of Conditional Use Permit Modification, CUP/M P-  
 4 2011175.

5 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,  
 6 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:  
 7

8 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the  
 9 CCMC Section 17.530.020, the following findings for a Conditional Use Permit Modification  
 10 cannot be made:  
 11

- 12 **C. The design, location, size and operating characteristics of the proposed use**  
 13 **are compatible with the existing and future land use in the vicinity of the**  
 14 **subject site.**

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

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

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

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

29 The proposed increase in enrollment at The Help Group Facility will result in increased  
 traffic and increased noise around the school site. The substantial increase in student  
 population from 400 to 600 students, and the resulting impacts are not in the best  
 interest of the City, and will be detrimental to the general welfare of persons, property  
 and improvements in the vicinity of the project site.

**SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby denies Conditional Use Permit Modification, CUP/M P-2011175.

APPROVED and ADOPTED this 10<sup>th</sup> day of September, 2012.

\_\_\_\_\_  
ANDREW WEISSMAN, Mayor  
City of Culver City, California

ATTESTED BY:

APPROVED TO AS FORM:

\_\_\_\_\_  
MARTIN COLE, City Clerk

  
\_\_\_\_\_  
CAROL SCHWAB, City Attorney

A12-00730

## RESOLUTION NO. 2012-R\_\_\_\_

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  
6

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  
11

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  
19

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  
24

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,  
28  
29

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 \_\_\_to \_\_\_ 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:  
 11

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**  
25 **the property is located.**

26 The addition of 200 students to the existing 400 student private school resulting in a  
27 total of a 600 students through this approval will not be detrimental to the public  
28 interest, health, safety or general welfare or injurious to persons, property or  
29 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.

APPROVED and ADOPTED this 10<sup>th</sup> day of September, 2012.

ATTESTED BY:

MARTIN COLE, City Clerk

  
CAROL SCHWAB, City Attorney

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

| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                | Agency   | Source   | Compliance Verification |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |          |                         |
| 1.             | These Conditions of Approval are being imposed on a <b>600</b> 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 |                         |



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

| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                | Agency       | Source   | Compliance Verification |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                       |              |          |                         |
| 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 |                         |

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

| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Agency                             | Source   | Compliance Verification |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |          |                         |
| 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/<br>Fire/<br>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 |                         |

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

| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                  | Agency                | Source   | Compliance Verification |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |          |                         |
| 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/<br>Fire     | Standard |                         |
| 16.            | Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.                                                                                                                                                                                                                                                                               | Building/<br>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  |                         |

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

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Agency                        | Source   | Compliance Verification |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------|-------------------------|
| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |          |                         |
| 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/<br>City<br>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<br>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/<br>Parks &<br>Rec.  | Standard |                         |

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

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Agency                    | Source   | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           |          |                         |
| 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/<br>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/<br>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 |                         |

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

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Agency                       | Source   | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |          |                         |
| 27.                                      | <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/<br>Public<br>Works | Standard |                         |

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

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Agency                | Source   | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |          |                         |
| 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/<br>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  |                         |

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

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                | Agency             | Source   | Compliance Verification |
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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |          |                         |
| 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 |                         |



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

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Agency                                 | Source   | Compliance Verification |
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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                        |          |                         |
| 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/<br>Planning/<br>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/<br>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/<br>Public Works              | Standard |                         |

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

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Agency                | Source   | Compliance Verification |
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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |          |                         |
| <b>41.</b>                 | <p>Compliance with the following noise standards shall be required with at all times:</p> <ul style="list-style-type: none"> <li>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;</li> <li>B. All construction equipment shall be properly maintained to minimize noise emissions;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> | Building/<br>Planning | Standard |                         |

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 Case No. CUP/M P-2011175  
 12095-12101 Washington Boulevard

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Agency                    | Source   | Compliance Verification |
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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |          |                         |
| 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/<br>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/<br>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/<br>Public Works | Standard |                         |

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

| NO.                                                          | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                    | Agency           | Source   | Compliance Verification |
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| <b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |          |                         |
| 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 <b>January 5, 2012</b> 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 |                         |

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

| NO.                                                          | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Agency       | Source   | Compliance Verification |
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| <b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |          |                         |
| 48.                                                          | <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 |                         |
| 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  |                         |
| <b>ON-GOING</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |          |                         |
| 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 <b>September 10, 2012</b> , excepted as modified by these Conditions of Approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Planning     | Standard |                         |

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

| NO.             | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Agency                    | Source   | Compliance Verification |
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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |          |                         |
| 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 |                         |
| 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. | Planning/<br>Public Works | Special  |                         |
| 53.             | The maximum number of students for the combined Village Glen School and Summit View School shall not exceed <b>600</b> . 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 177. 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  |                         |
| 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  |                         |

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

| NO.             | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Agency       | Source  | Compliance Verification |
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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |         |                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planning     | Special |                         |
| 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. | Planning     | Special |                         |

EXHIBIT A  
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| NO.             | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Agency                                    | Source   | Compliance Verification |
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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                           |          |                         |
| 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 |                         |
| 62.             | All graffiti shall be removed from the Property within 48 hours of its application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Building/<br>Planning/<br>Public<br>Works | Standard |                         |
| 63.             | The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Public<br>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 |                         |



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

April 11, 2012  
7:00 p.m.

**Call to Order & Roll Call**

The meeting of the Planning Commission was called to order  
at 7:02 p.m.

Present: Anthony Pleskow, Chair  
Scott Wyant, Vice Chair  
John Kuechle, Commissioner  
Linda Smith Frost, Commissioner  
Marcus Tiggs, Commissioner

o0o

**Pledge of Allegiance**

Sol Blumenfeld, Community Development Director, led the  
Pledge of Allegiance.

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**Comments for Items NOT on the Agenda**

Chair Pleskow invited public participation

No cards were received and no speakers came forward.

o0o

**Public Hearing**

Item PH-1

Conditional Use Permit Modification (CUP/M 2011-175) - The  
Help Group to permit the addition of 250 students to an  
existing private school located at 12095-12101 Washington  
Boulevard

Staff provided a summary of the material of record.

A discussion ensued between staff and Commissioners  
regarding property taxes; obligations when considering a

modified Conditional Use Permit (CUP); the effect of the whole project vs. the incremental increase; noise regulations; exemptions; traffic study recommendations; requirements for restriping in the City of Los Angeles vs. restriping in Culver City; restricted parking; mitigating impacts outside of Culver City; Los Angeles Department of Transportation review of the traffic report; conditions of approval; clarification that all recommendations in the traffic study are required; coordinating conditions with the City of Los Angeles; the Yellow Cab Supervisor; the existing Traffic Management Program; changes to property tax income with the change of use; business tax receipts; history of the taxes; the vacancy rate; the rooftop play area; the potential change from an 8-foot high wall to a 14-foot high wall; landscaping; existing ambient noise levels; playground noise levels and proposed mitigations; City noise standards; and sound generation on the proposed rooftop playground.

Chair Pleskow invited public comment.

The following members of the audience addressed the Commission:

Dr. Barbara Firestone, The Help Group, provided background on the organization; discussed their goals; escalating needs; converting the building; securing financing for the project; the redevelopment district; their civic involvement in the City; the recent college fair; the Silver Lining boutique and vocational training center; the relocation of tenants; positive impacts to local businesses; relationships forged with local establishments; the Center for Disease Control report on the prevalence of autism; and she requested their support of the project.

Art Bannick, architect, provided a slide presentation on the project.

Heather Baker, Assistant City Attorney, pointed out that normal policy was to provide the applicant with 15 minutes and she recommended that any additional speakers submit cards to speak with the public.

David Waite, Land Use Counsel for the Help Group, commented on the original approval of the project noting that it included the two-story building and he clarified that the current project did not include a new use.

Larry Greene expressed concern with traffic and parking intrusion into the neighborhood.

Alan Corlin expressed concern with removing valuable property from the tax rolls; the significant increase in size; he noted the importance of basing the decision on the impact of the entire project rather than the impact of the proposed increase; he discussed impacts to City services; the 2012 financial condition of the City; and the original 1999 agreement.

Maria Milagro expressed support for the Help Group.

Kathryn Hedger expressed concern with a proposed driveway at the back of the property; property values; adding a large number of people to an already congested area; misuse of the area; noise issues; taxi drivers; and the safety of the children.

Thomas Gorham, Planning Manager, clarified that two-way use of the driveway was currently permitted but the proposed plan would make it one-way with buses no longer allowed to use it.

Gordon Gardiner discussed his involvement in the project; concerns and mitigations; the assertion that there are no complaints about the traffic; double-parked mini-vans on Washington; the Grandview parking lot; traffic; the first CUP; and the route of the mini-vans.

David Hauptman expressed support for the Help Group.

Tom Comp discussed the exit point from the west parking lot onto Grandview; concerns of the neighbors on Herbert Street in the original CUP; accommodations to the neighbors; vehicles exiting from the easterly parking lot through the alley; the new plan; and he addressed concerns regarding the loss of property tax revenue.

A discussion ensued between the speaker and Commissioners regarding traffic in the alley; the relocation of the queuing area; clarification regarding pick up and drop off of students at the west end; the existing traffic management program; different traffic issues with Summit vs. Village Glen; space issues; the new traffic management plan; earlier implementation of the new plan; clarification

regarding the increase in the number of students and the number of increased cars and vans; and the issue of backing up onto Washington.

A discussion ensued between staff, Scott Sato, Traffic Engineer for the Help Group, and Commissioners regarding the number of trips in and out during peak hours; clarification regarding drop off volumes; the feasibility of the proposed traffic flow; afternoon traffic flow; previous issues with cabs stacking up; the gate; the new traffic management plan; queuing on Washington; a suggestion to stage off-site; current queuing issues; safety issues; the parking structure; the student pick up and drop off site plan; and a suggestion to have buses queue on Washington Boulevard.

Discussion ensued between Art Bannick and Commissioners regarding clearances between buses; turning radius; accommodating the buses; the parking structure; addressing neighbor concerns; clarification that the new plan resulted from discussions with the neighbors; the parent pickup route; the proposed bridge; tenant access; the extra parking spaces; staff parking; and clarification regarding impacts of the expansion vs. impacts of the total project.

A discussion ensued between staff and Commissioners regarding policies of the City Traffic Engineer and clarification that he found no issues with the report; and clarification that the task at hand for Commissioners is to consider whether they can approve a 650 student project rather than to consider only the increase.

Further discussion ensued between staff, Commissioners, and Scott Sato regarding cumulative development; consideration of other potential projects in the area; and significant impacts.

Additional discussion ensued between Commissioners and Help Group representatives regarding types of buses; the current situation and the proposed plan; whether a test run had been conducted; pick up procedures; where buses exit; the independent contract for buses; the Yellow Cab Company; staff interaction and supervision of pick up procedures; and the route of the buses.

A discussion ensued between Commissioners and Shane Kastovani, Acoustical Engineer, regarding studies

conducted; noise measurements; ambient conditions; average noise levels; noise patterns; peak periods; composition of the wall; and concern that the sound studies reflected current levels but did not project noise levels for additional students.

Discussion continued between Commissioners and representatives of the Help Group regarding use of the rooftop playground; rooftop studies; noise attenuation; clarification that new students will be utilizing the rooftop playground; Commission discretion regarding the 14-foot wall; the 8-foot wall; changes necessary to accommodate a 14-foot wall and the amount of sound reduction it would result in; the City sound ordinance; Environmental Impact obligations; the sound study; acceptable noise for residential uses; and the rooftop playground.

Dr. Barbara Firestone, The Help Group, clarified the staggered use of the playgrounds; discussed the community meeting; the warm line to address neighbor issues; the sound study; the sound wall; and the reason that the roof was not considered in the sound study.

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

Discussion ensued between staff and the Commission regarding loss of revenue to the City; income per student; increased revenue to the school; impacts to infrastructure; adding a condition regarding signage for tenants; clarification regarding permitted use in the zone; differences with other schools in the area; the purpose of the CUP; the traffic study; internal circulation; the significant increase in vehicles; the original CUP; concern that requests for incremental changes add up; the current request for a major change to the CUP; concern that the traffic plan is overly optimistic; concern with having to make the finding that the expansion is compatible with existing land use; efforts to transform the neighborhood into a walk-able retail oriented area; addressing recurring issues; and formulating a global position on school expansion.

Commissioner Kuechle disclosed that he had spoken with Vice Chair Wyant about the issue and had also met with the

applicant and had toured the facility.

Further discussion ensued between Commissioners and staff regarding the fact that this is an issue that will come before the Commission again and again; concerns regarding schools in Culver City that cater to non-residents; the number of school-aged residents vs. the number of students served in the City; the expensive nature of schools; generating taxable income for the City; concern with schools that mislead the City regarding their intentions to expand; a suggestion that the City study the full extent of the costs and lost revenue from school uses; whether all schools can be legally required to make contributions to the City as a condition for the CUPs to make up for the shortfall that they are causing; concern with shortchanging the City; average amount of taxes received per square foot; basing recovery on the entire project rather than incrementally; concern with being able to make the findings to approve the item; whether the staff report and traffic study considered the entire impact of the project; parking restrictions; a feeling that the City should not donate its resources so the applicant can mitigate their issues; the need for a policy; compensation for parking spaces; using a portion of Washington Boulevard; mitigating impacts; the proposed sound wall; testing mitigations; a request for the presence of the City's Traffic Engineer when items like this are being considered; maintaining the retail component in the new plan; fully integrating the project into the community; length of time to conduct the proposed study; next steps in the process; whether the City can be reimbursed for lost revenue; supportable findings and reasonable basis to deny the application; whether to request that the applicant address traffic and circulation issues; a desire for additional information; precedents set by other schools; the purpose of a CUP; the basis of land use decisions; radically changing the CUP; whether the use is fitting or can be modified to make it fitting; incrementalism; and the importance of a large policy review.

David Waite, The Help Group, agreed to continue the hearing but questioned the purpose; he asserted that in 1999 the same issues were fully vetted during the General Plan Amendment process and the Zone Change; and he objected to having to wait for a decision on larger policy issues but agreed to come back with further refinements on how the project would work on the site.

Further discussion ensued between staff and Commissioners regarding procedures for continuing the matter; possible dates; and a request for a revision of the staff report and environmental document to make it clear that the entire project is being considered rather than just the addition.

MOVED BY COMMISSIONER TIGGS, SECONDED BY COMMISSIONER SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE THE MATTER TO MAY 9, 2012.

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#### **Consent Calendar**

Item C-1

#### **Secretary's Report**

MOVED BY COMMISSIONER TIGGS, SECONDED BY CHAIR PLESKOW AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

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Item C-2

#### **Meeting Minutes**

MOVED BY COMMISSIONER TIGGS, SECONDED BY VICE CHAIR WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF MARCH 14, 2012 AS WRITTEN.

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#### **Items from Staff**

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

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#### **Items from Commissioners**

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

May 9, 2012  
7:00 p.m.

**Call to Order & Roll Call**

The meeting of the Planning Commission was called to order  
at 7:02 p.m.

Present: Anthony Pleskow, Chair  
Scott Wyant, Vice Chair  
John Kuechle, Commissioner  
Linda Smith Frost, Commissioner  
Marcus Tiggs, Commissioner

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**Pledge of Allegiance**

Heather Baker, Assistant City Attorney, led the Pledge of  
Allegiance.

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**Comments for Items NOT on the Agenda**

Chair Pleskow invited public participation

No cards were received and no speakers came forward.

MOVED VICE CHAIR WYANT, SECONDED BY COMMISSIONER TIGGS AND  
UNANIMOUSLY CARRIED, THAT THE WHEN THIS MEETING IS  
ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF ZACH SOLOMON.

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**Public Hearing**

Item PH-1

Conditional Use Permit Modification (CUP/M 2011-175) - The  
Help Group to permit the addition of 250 students to an  
existing private school located at 12095-12101 Washington  
Boulevard



Staff provided a summary of the material of record.

A discussion ensued between staff and Commissioners regarding attorney client privilege; the ability to discuss portions of a confidential document; concern with Commissioner liability; clarification that Commissioners are free to discuss the issue and conclusion in general terms but details should not be included; clarification that the Planning Commission can not consider items in closed session; concern with Commissioners having to self-censor; Commissioner concern with instruction not to quote from the memo; the importance of protecting the City from potential liability; the difficulty of discussing the issue in a public venue; and agreement that the Commission be allowed to discuss the document.

Chair Pleskow invited public comment.

The following members of the audience addressed the Commission:

Dr. Barbara Firestone, The Help Group, discussed the increasing numbers of children diagnosed with autism; provided a presentation on one family dealing with autism; and she requested approval of their request.

Tom Komp, Senior Vice President of the Help Group, discussed steps taken since the last meeting; review of their original proposal; drop off and pick up procedures; procedures used at the Sherman Oaks location; efficiency; and the importance of the bridge.

Discussion ensued between Commissioners and Mr. Komp regarding length of time to load the cabs; the maximum number of students loaded at one time; clarification that buses and cabs can arrive up to 20 minutes early; procedures for cabs that arrive early; and consistency of drivers.

Carl Sylvester reported that the Help Group had converted a parking lot into a playground that abuts his property; discussed current noise issues; expressed concern with increased noise and exhaust fumes if an expansion is granted; questioned emergency procedures; felt The Help Group were uncooperative neighbors; expressed concern with broken promises; and he discussed the proposed sound wall.

Discussion ensued between staff, Commissioners and Mr. Sylvester regarding the location of his home; the wall between his home and the playground; the original approval of the plans with the area as a parking lot; concern that the children promised to play on the roof playground will end up in the regular playground; jurisdictional issues with Los Angeles; entitlements and ceding authority; and the Los Angeles resolution.

Rick Hedger noted that the wall between his home and the school was 5 ½ feet tall; he discussed the proposed sound wall; he did not feel that The Help Group were good neighbors; he expressed concern with noise issues; discussed actions he had taken to reduce noise; and he expressed concern with skewed sound testing.

Tom Komp clarified that the playground was also used for a pick up and drop off area but was always meant to be a playground; he discussed the sound wall discussions at the community meeting; and the sound study.

A discussion ensued between Commissioners and The Help Group sound engineer regarding the reduction of sound levels with a taller wall; acceptable decibel levels for the rear of a house vs. the front of a house; and when measurements were taken.

Dan Resnick, Counsel for The Help Group, clarified that a 14-foot sound wall would require a variance from the City of Los Angeles; noted that in 1999 Los Angeles had ceded authority to Culver City; he discussed costs associated with a larger sound wall; and the fact that the noise study was within acceptable levels.

A discussion ensued between staff, Commissioners and Help Group representatives regarding height of the proposed sound wall; the variance with Los Angeles; the ability to park in the lot; clarification that Los Angeles approved the area for playground use and did not cede jurisdiction to Culver City; location of the sound wall; extending the height of the wall using solid, light material; applicant willingness to extend the wall; side yard issues; allowances for walls; special adjustment approvals and full variances; and confusion regarding ceding jurisdiction.

Commissioner Smith Frost disclosed that she had been contacted by Ben Resnick, Counsel for The Help Group, who

indicated that he had spoken to other Commissioners. She reported cautioning him that she could not discuss anything that might have been discussed with any one else, he complied, and they had a discussion.

Further discussion ensued between staff, Commissioners, and Help Group Representatives regarding the number of Culver City residents served by the school; clarification regarding decibel levels; the noise element vs. the noise ordinance; enforcement; whether schools are exempt from the noise ordinance; the best interests of the health and welfare of the neighbors; Commission prerogative; determining compliance with the General Plan; school exemptions; applying mitigations necessary to address neighborhood consistency concerns; statistical levels; noise anomalies; noise sources; focusing on noise made by the children; ambient noise; length of the spike in noise levels; what 80 decibels is comparable to; emergency procedures; noise exemptions; whether the spike was an anomaly; stationary vs. non-stationary sources; scope of the noise study; neighbor concerns; approval of the initial studies; additional vehicles; clarification that the school is located in a commercial zone; direction to consider issues unique to the use; reasonable conditions to impose on the applicant; other services the City provides to non-residents; existing use; night time events; holding events indoors whenever possible; whether contributions of the Help Group are comparable to the demands placed upon the City; use of City Services; and the number of times police and fire services have been used by the campus in the past ten years.

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

Discussion ensued between staff and the Commission regarding circulation issues; pick up and drop off; the six month review; active community members; the traffic study; the impact of the playground use on residents; the scope the applicant was given; applicant agreement to build a higher sound wall; recouping costs from the applicant for City services; lost meter revenue; movement of the store; sales tax revenues; clarification that the Commission supports the work of the Help Group; the job of the Commission to make sure that the project is in the best interests of the residents of Culver City; the percentage

of residents being served by the Help Group; concern with the request for a large population increase; and difficult financial issues faced by the City;

Vice Chair Wyant expressed appreciation to staff for working with him to go over details of the item and to The Help Group for their efforts to address concerns raised at the previous Commission meeting, and he reported that he had discussed the matter with Commissioner Kuechle.

Further discussion ensued between staff and the Commission regarding parking and traffic issues; the use of taxi cabs and buses; the five parking places reserved in front of the school; original CUP requirements; the location where buses wait; the queue of cars and taxis blocking Washington Boulevard traffic; changes to Washington Boulevard; concern that cars will be towed away to clear the five parking spots; privatizing public parking places; adjacent parking in commercial districts; affects to businesses in the area; removing public parking spaces to make a project work; non-specific language addressing corrective measures if the traffic plan does not work; and concern with incrementalism.

Barry Kurtz, City Traffic Engineer, clarified that cued up cars would be located on the school site, reservation of the five parking spaces had been recommended as a precaution to address possible spillover into the street, and he suggested not imposing parking restrictions and observing the situation to see if there is actually spillover.

Additional discussion ensued between staff and Commissioners regarding impact of the total number of students on the premises; the entitlement process; the process to evaluate impacts; circumventing the intent of the traffic study; the true build out of a project; the need for a conversation regarding the ground rules for Commission consideration; impacts to be mitigated; consideration of incremental increases vs. the entire project; actions of the City Council to examine requiring that non-profit schools contribute to the well-being of the City; concern with getting ahead of the City Council; definitive information as to whether the entire project can be considered; the possibility of a moratorium; permit streamlining and the time frame for making a decision; the issue of vesting; traffic, parking and noise; the threshold

to establish that there is a reduction in service; degradation of services; guidelines for determining impacts; grading of the intersection; the sound wall; working with the neighbors; policy issues; concern with holding up the applicant; mutually acceptable mitigation methods; working with Los Angeles regarding jurisdiction; maintaining the mature landscaping; and whether a variance is required.

MOVED BY COMMISSIONER TIGGS AND SECONDED BY CHAIR PLESKOW THAT THE PLANNING COMMISSION APPROVE THE PROJECT, NEGATIVE DECLARATION, AND CONDITIONS, WITH ADDITIONAL CONDITIONS OF APPROVAL PROPOSED BY CHAIR PLESKOW TO MEET THE REQUIRED FINDINGS AND MITIGATE NEW PROJECT IMPACTS IDENTIFIED AT THE MEETING. THE MOTION FAILED TO PASS BY THE FOLLOWING VOTE:

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

Commissioner Kuechle received clarification regarding the Negative Declaration:

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION CAN NOT MAKE FINDINGS C, D AND E, CAN NOT SUPPORT THE NEGATIVE DECLARATION, AND THAT THE PLANNING COMMISSION DISAPPROVE THE PROJECT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Thomas Gorham, Planning Manager, indicated that the applicant had 15 days to appeal the decision to the City Council.

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**Consent Calendar**

Item C-1

**Secretary's Report**

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

June 13, 2012  
7:00 p.m.

**Call to Order & Roll Call**

The meeting of the Planning Commission was called to order  
at 7:01 p.m.

Present: Scott Wyant, Vice Chair  
John Kuechle, Commissioner  
Linda Smith Frost, Commissioner  
Marcus Tiggs, Commissioner

Absent: Anthony Pleskow, Chair (excused)

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**Pledge of Allegiance**

David Voncannon led the Pledge of Allegiance.

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**Comments for Items NOT on the Agenda**

Vice Chair Wyant invited public participation.

No cards were received and no speakers came forward.

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**Public Hearing**

Item PH-1

**Reconsideration of Conditional Use Permit Modification  
(CUP/M 2011-175) - The Help Group To permit the addition of  
250 students to an existing 400 student private school  
located at 12095-12101 Washington Boulevard**

Thomas Gorham, Planning Manager, indicated that the Help  
Group had requested that the item be continued to June 20,  
2012 when the Chair could be present.

Vice Chair Wyant opened the public hearing and invited public comment.

The following member of the audience addressed the Commission:

Katherine Hedger reported that the Help Group had requested that neighbors sign a permit approving a vinyl fence next to the block wall; she indicated that research had indicated that a vinyl piece on top of the wall would not mitigate sound issues; and she reported that the Help Group had not notified the neighbors about the three days of graduation ceremonies.

MOVED BY COMMISSIONER TIGGS AND SECONDED BY COMMISSIONER KUECHLE THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO JUNE 20, 2012 AT 7:00 P.M. IN COUNCIL CHAMBERS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Smith Frost, Tiggs, Wyant  
NOES: None  
ABSENT: Pleskow  
ABSTAIN: None

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Item PH--2

**Zoning Code Amendment (ZCA P-2011154), Conditional Use Permit Modification (CUP/M P2011-156) - The Willows School**

Thomas Gorham, Planning Manager, indicated that staff had requested that the item be continued to July 11, 2012 in order to allow additional time for staff to get the packet together.

MOVED BY COMMISSIONER TIGGS AND SECONDED BY COMMISSIONER KUECHLE THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO JULY 11, 2012 AT 7:00 P.M. IN COUNCIL CHAMBERS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Smith Frost, Tiggs, Wyant  
NOES: None  
ABSENT: Pleskow  
ABSTAIN: None

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

June 20, 2012  
7:00 p.m.

**Call to Order & Roll Call**

The meeting of the Planning Commission was called to order  
at 7:01 p.m.

Present: Anthony Pleskow, Chair (via teleconference)  
Scott Wyant, Vice Chair  
John Kuechle, Commissioner  
Linda Smith Frost, Commissioner  
Marcus Tiggs, 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**

Heather Baker, Assistant City Attorney, discussed Brown Act  
issues noting that all requirements had been met; she  
clarified that the hearing had been continued; and she  
discussed proper public hearing noticing procedures.

Commissioner Kuechle received clarification regarding  
notice regarding the continuation of the meeting.

Vice Chair Wyant invited public participation.

No cards were received and no speakers came forward.

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## Public Hearing

### Item PH-1

#### **Reconsideration of Denial of Conditional Use Permit Modification (CUP/M 2011-175) - to permit the addition of 200 students to an existing private school located at 12095-12101 Washington Boulevard**

Thomas Gorham, Planning Manager, provided a brief summary of the material of record.

Discussion ensued between staff and Commissioners regarding annual payments and adjustments; reimbursement for the cost of police and fire calls; and lost property and business tax revenue.

Vice Chair Wyant opened the public hearing and invited public comment.

Thomas Gorham, Planning Manager, read a written statement submitted by Alan Corlin.

The following member of the audience addressed the Commission:

Carlene Brown provided background on herself and expressed support for The Help Group.

Dr. Barbara Firestone, The Help Group, expressed appreciation to the Commission for its reconsideration of the item; summarized proposed mitigations; and noted that the student population would be gradually increased.

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

Discussion ensued between staff and Commissioners regarding a belief that the project should go before the City Council for their consideration; best interests of the City; negative impacts of numerous schools in the City that consume resources but do not pay property taxes; analyzing relevant policy issues; the offer of annual payments to offset certain losses; the last minute offer by The Help Group; careful consideration of proposals; whether the estimate of tax losses is adequate; clarification that the

site is zoned for commercial use; clarification that the tax reimbursement figure is only for the additional students; the need for a full and complete legal analysis; power of the Commission; legal risks of imposing a property tax recovery fee; the Emerald Estates lawsuit; whether the Commission can make the findings called for by the zoning code; the sound study; noise levels of the outdoor graduation ceremonies; noise impacts of the project after mitigation; the noise element of the Culver City General Plan; the true traffic impact of the project; incremental increases; clarification that The Help Group studied only the increase rather than the entire project; language regarding conflicts between vehicles; original concerns; concern that The Help Group obscures facts to give their project a better chance; The Help Group assertion that they would waive any future right to increase the number of students; appearing to give concessions without doing so; the purchase of adjacent property for future expansion; and a suggestion to adopt the denial resolution and add language regarding noise concerns.

Additional discussion between Commissioners and staff ensued regarding rumors; making the necessary findings; appreciation to the Help Group for their concessions; City Council changes regarding non-profits; support for the project; the Emerald Estates matter; public parking spaces; the established land use; time necessary to consider the issues; the need for long-term planning; traffic and parking concerns; the five on-street parking spaces; reevaluation of the flow of traffic and parking; the need to observe the situation; additional mitigation measures; street impacts; the City threshold for significant impact; the location of waiting vehicles; alerting parents that they are not to arrive more than 10 minutes early for pick up; students picked up by other than parents; and regulating pick up procedures.

Discussion continued between Commissioners, staff and Help Group representatives regarding where buses and cabs wait for pick up; space within campus to accommodate all vehicles; clarification that buses and cabs currently wait all over the neighborhood; concern with getting the cars in and out in an efficient manner; a previous condition that cabs and buses not park in metered parking; the current plan vs. the future plan; the three story parking structure; and when the new parking plan would be implemented.

Further discussion ensued between staff and Commissioners regarding concern that the decision is a City Council level decision but Commissioners are being called upon to decide anyway; concern with causing undue burden for the Help Group; the importance of the matter; concern with being asked to make a judgment without being able to ask all the questions; concern with setting a precedent; policy issues vs. the specific project; concern with denying the project to make a broader point; the response of the Help Group to mitigate issues; imposition of fees vs. voluntary agreement; concern with legal issues; and the 6-month and 12-month evaluation periods for circulation.

MOVED BY COMMISSIONER TIGGS AND SECONDED BY CHAIR PLESKOW THAT THE PLANNING COMMISSION APPROVE THE 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 SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT A, AND APPROVAL OF THE NEGATIVE DECLARATION. THE MOTION FAILED BY THE FOLLOWING ROLL CALL VOTE:

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

Commissioner Kuechle added language regarding being unable to make the findings with regard to noise for the Denial Resolution which included: on page 3 of the resolution on the first line where it says 'related to traffic' inserting the words 'noise on abutting residential neighborhoods and' before the word traffic; and in the second line of the finding in paragraph E add 'and increased noise' after 'increased traffic around the school site'.

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT TO ADOPT RESOLUTION 2012-P0015 WITH THE CHANGES DESCRIBED ABOVE.

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

Thomas Gorham, Planning Manager, explained appeal procedures.

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### **Consent Calendar**

Item C-1

### **Secretary's Report**

Thomas Gorham, Planning Manager, read the Secretary's Report and noted that it was no longer required that the Planning Commission receive and file them anymore.

MOVED BY COMMISSIONER TIGGS, SECONDED BY VICE CHAIR WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING THE POSTING OF THE AGENDA FOR THIS MEETING.

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Item C-2

### **Meeting Minutes - May 9, 2012 and May 23, 2012**

A discussion ensued between staff and Commissioners regarding a statement in the May 23, 2012 meeting minutes indicating that a portion of the meeting was inaudible; whether a recording of that portion of the meeting exists; providing coverage in the minutes for that portion of the meeting; and agreement to bring back revised minutes with the missing portion of the meeting included.

MOVED BY COMMISSIONER SMITH FROST, SECONDED BY COMMISSIONER TIGGS AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF MAY 9, 2012.

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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**

Commissioners thanked fellow Commissioner Tiggs for his service to the Commission as this was his last meeting.

Commissioner Tiggs thanked his fellow Commissioners, staff and the City Council for the chance to serve.

Thomas Gorham, Planning Manager indicated plans to honor Commissioner Tiggs before the July 11, 2012 Commission meeting.

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### **Adjournment**

There being no further business, at 8:24 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, July 11, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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SCOTT WYANT  
VICE 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

BUDGET COMMITTEE

FOREIGN AFFAIRS COMMITTEE

SUBCOMMITTEE ON AFRICA, GLOBAL HEALTH  
AND HUMAN RIGHTS

SUBCOMMITTEE ON OVERSIGHT AND  
INVESTIGATIONS

WWW.KARENBASS.HOUSE.GOV



**KAREN BASS**  
CONGRESS OF THE UNITED STATES  
33RD DISTRICT, CALIFORNIA

**ATTACHMENT 9**

WASHINGTON OFFICE:

408 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
202-225-7084

DISTRICT OFFICE:

4929 WILSHIRE BLVD. SUITE 650  
LOS ANGELES, CA 90010  
323-965-1422

August 20, 2012

Culver City Council  
9770 Culver Boulevard  
Culver City, CA 90232

Dear City Council Members:

I want to offer my support for The Help Group's efforts to expand student enrollment at their Culver City campus. I first became familiar with the outstanding work of this organization while I served in the California Assembly, and I am pleased to continue my support in the U.S. Congress. As the largest, most innovative and comprehensive nonprofit of its kind in the United States, it is a source of pride to have one of their seven Los Angeles campuses in my district.

The Help Group has a remarkable history of creating innovative educational and therapy programs for children with autism spectrum disorders and other special needs. More than 1,000 children with autism attend The Help Group's specialized day schools on a daily basis, and through their broad array of mental health services they reach over 6,000 children and their families every year. These programs are vital to the ever-increasing number of children and families impacted by autism. This organization does so much for the health, well-being and education of children, and I am grateful for their dedication to our community.

I encourage support of The Help Group's work in Culver City, and thank you in advance for your consideration of their request.

Sincerely,

Karen Bass  
Member of Congress  
U.S. House of Representatives  
California, 33rd District



# BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

821 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET / LOS ANGELES, CALIFORNIA 90012  
PHONE (213) 974-3333 / FAX (213) 625-7360  
[zev@bos.lacounty.gov](mailto:zev@bos.lacounty.gov) / <http://zev.lacounty.gov>

**ZEV YAROSLAVSKY**

CHAIRMAN OF THE BOARD  
SUPERVISOR, THIRD DISTRICT

August 20, 2012

Culver City Council  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Members of the Culver City Council:

I have worked closely with The Help Group for more than 30 years and have always been impressed by the commitment and dedication of the Board of Directors, administration, faculty and staff to the children and families it serves. This agency has made an immensely powerful difference in the lives of children with autism and other special needs.

Since its founding in 1975, The Help Group has been at the forefront of creating innovative programs for the children of Los Angeles County. They have a remarkable track record of excellence and have been awarded major Los Angeles County Department of Mental Health and Department of Children and Family Services contracts year after year. There is no doubt that The Help Group is integral to the system of care for the children in our community.

In light of the ever-growing number of children affected by autism, The Help Group's work in this area has never been more important. I am proud to support The Help Group and urge your consideration of their application for increased enrollment at their Culver City campus.

Sincerely,

A handwritten signature in black ink, appearing to read "Zev Yaroslavsky", is written over a horizontal line.

ZEV YAROSLAVSKY  
Chairman of the Board  
Supervisor, Third District



STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0047  
(916) 319-2047  
FAX (916) 319-2147

DISTRICT OFFICE  
300 CORPORATE POINTE  
SUITE 380  
CULVER CITY, CA 90230  
(310) 342-1070  
FAX (310) 342-1078



**COMMITTEES**

Committee on Accountability  
and Administrative Review

Committee on Appropriations

Committee on Budget

Committee on Health

Committee on Public Safety

Joint Legislative Budget

August 20, 2012

Culver City Council  
9770 Culver Boulevard  
Culver City, CA 90232

Dear City Council Members:

It is my privilege to represent The Help Group in my Assembly district. Since its founding in 1975, The Help Group has been at the forefront of creating innovative programs for children with special needs related to autism spectrum disorders, learning disabilities, ADHD, developmental delays, and valued mental health services that address abuse and emotional challenges.

As the Chair of the Assembly's Budget Sub-committee on Health & Human Services, I know the importance of providing high-quality programs to children with special needs and their families. The Help Group's programs have contributed greatly to the health, well-being, and education of children with autism and other special needs in California, and I strongly support their application for increased enrollment at their Culver City campus.

In light of the ever-growing number of children affected by autism and other mental health needs, The Help Group's work in this area has never been more important.

Sincerely,

Holly J. Mitchell  
Assemblymember  
47th District

STATE CAPITOL  
ROOM 205  
SACRAMENTO, CA 95814  
TEL (916) 651-4006  
FAX (916) 323-2263

DISTRICT OFFICE  
1020 N STREET, ROOM 576  
SACRAMENTO, CA 95814  
TEL (916) 651-1529  
FAX (916) 327-8754

# California State Senate

SENATOR  
**DARRELL STEINBERG**  
PRESIDENT PRO TEMPORE  
SIXTH SENATE DISTRICT



## ATTACHMENT 9

STANDING COMMITTEES:  
SENATE RULES  
CHAIR  
APPROPRIATIONS  
PUBLIC SAFETY

August 21, 2012

Culver City Council  
9770 Culver City Boulevard  
Culver City, CA 90232

Dear Members of the City Council:

The welfare of individuals with special needs has always been a passion and focus of my public service. I became familiar with The Help Group through their sponsorship of the Senate Joint Resolution that established the California Legislative Blue Ribbon Commission on Autism. After this legislation was passed with strong bipartisan support, I had the privilege to serve as its Chair. Dr. Barbara Firestone, President and CEO of The Help Group, served as the Vice-Chair. More recently, I was pleased to appoint Dr. Firestone as Chair, Statewide Coordinating Council of Autism Taskforces for the Senate Select Committee on Autism & Related Disorders.

The Help Group is at the forefront of efforts to improve the quality of life for children with autism and is proactive in its endeavors to help address the demand for services created by the increasing number of children identified with autism spectrum disorders. Their innovative programs have contributed greatly to the well-being of children with autism in our state.

I wholeheartedly support the important work of The Help Group and their proposed Culver City expansion. These new facilities will enable 200 children to receive crucial educational services. Thank you for your consideration of their application for increased enrollment at their Culver City campus.

Sincerely,

A handwritten signature in black ink that reads "Darrell Steinberg". The signature is fluid and cursive, with a large, sweeping flourish at the end.

**DARRELL STEINBERG**  
President pro Tempore

DS:kd

STATE CAPITOL  
SACRAMENTO, CA 95814  
TEL (916) 651-4026  
FAX (916) 445-8899

DISTRICT OFFICE  
700 STATE DRIVE  
LOS ANGELES, CA 90037  
TEL (213) 745-6656  
FAX (213) 745-6672

## California State Senate

SENATOR  
CURREN D. PRICE, JR.

TWENTY-SIXTH SENATE DISTRICT



COMMITTEES:  
BUSINESS, PROFESSIONS  
AND ECONOMIC DEVELOPMENT  
CHAIR

APPROPRIATIONS

EDUCATION

INSURANCE

PUBLIC SAFETY

JOINT COMMITTEE:

THE ARTS

CHAIR

SELECT COMMITTEE:

PROCUREMENT

CHAIR

August 23, 2012

Culver City Council  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Members of the City Council:

I am honored to represent The Help Group, a dynamic and vibrant nonprofit organization, whose Culver City campus is located in my 26th Senate District. The Help Group is at the leading edge of providing evidence-based treatments and educational programs for children with special needs related to autism spectrum disorders, learning disabilities, ADHD, developmental delays, abuse and emotional problems.

The well-being of children is of special importance to me. As a member of the California Senate Select Committee on Autism & Related Disorders, I have become very familiar with the issues and struggles faced by families who have a child with developmental disabilities. The need for autism programs is immense. The Help Group's great breadth and depth allow them to provide a seamless range of services including early education, therapy, day schools for pre-K through high school students, as well as vocational education and transition planning to prepare students for increasing levels of independence.

I recently had the pleasure of touring The Help Group's Culver City campus and meeting some of the children they serve. The Help Group's many contributions to our community are truly invaluable, and I am proud to support their application for increased enrollment in their Culver City schools.

Given that the rate of autism has increased yet again to 1 in every 88 children, the work of The Help Group has never been more vital, and I thank you for your careful consideration of their application.

Sincerely,

**CURREN D. PRICE, JR.**  
**26TH SENATE DISTRICT**



**BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES**

866 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012 / (213) 974-2222

**MARK RIDLEY-THOMAS**

SUPERVISOR, SECOND DISTRICT

August 20, 2012

City Council of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Members of the City Council:

I have had the pleasure of working with The Help Group for many years and am very proud that their Culver City campus is in my Supervisorial District. The Help Group serves children with autism, Asperger's Disorder, learning disabilities, ADHD, developmental delays, abuse and emotional problems and they are a cornerstone of support and services for parents with special needs children.

As you may be aware, there is an autism epidemic in our country. The Help Group is at the forefront of providing the educational and therapeutic supports that are so desperately needed by children and families. Their work on behalf of those affected by autism is vital to the County of Los Angeles, and I am proud to support The Help Group's application for increased enrollment at their Culver City campus.

On behalf of the more than 10 million people who reside in the County of Los Angeles and the members of the Board of Supervisors, I am grateful for the dedication and commitment of The Help Group to the children of our community. Thank you for your time and consideration of their application.

With hope,

A handwritten signature in black ink, reading "Mark Ridley-Thomas". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

**MARK RIDLEY-THOMAS**  
Supervisor, Second District





Office of the President

757 Westwood Plaza Suite 1320  
Los Angeles, CA 90095  
Tel (310) 267-9315 Fax (310) 267-3516

August 27, 2012

Culver City Council  
9770 Culver City Blvd.  
Culver City, CA 90232

Dear Councilmembers,

I am writing in support of The Help Group's request to increase student enrollment at its Culver City Campus. The Help Group is widely recognized as a leader in the field of autism and as a model of excellence. Its special education programs provide a tremendous service to children and their families. Today, the need for special education programs has never been greater.

Over the past decade, the incidence of autism has risen dramatically from 1 in 250 births to 1 in 88 births. Today, 1 in 54 boys and 1 in every 252 girls is affected by an autism spectrum disorder and autism is recognized as a major public health concern by the U.S. Centers for Disease Control and Prevention. It is the fastest growing serious developmental disability in our country – each year more children diagnosed with autism than juvenile diabetes, cancer and AIDS combined. Although autism is an extremely challenging disability, the state-of-the-art programs that The Help Group offers enable children living with autism to more fully realize their potential to lead productive and rewarding lives.

Consistently at the forefront of autism efforts in California, in 2005 The Help Group sponsored the legislation that created the *California Legislative Blue Ribbon Commission on Autism*. Dr. Barbara Firestone, Help Group President & CEO served as Vice Chair and I as a Commissioner. This Commission was most successful in formulating proactive autism public policy. The UCLA Semel Institute and The Help Group share two innovative partnerships: *The Help Group-UCLA Neuropsychology Program* and *The Help Group-UCLA Autism Research Alliance*.

I cannot emphasize enough the critical need for programs and services for children with autism throughout our community, our state and our country. The Help Group's requested increase in enrollment will positively impact the lives of many children and families throughout the years ahead and give them the hope and help that they deserve.

Thank you in advance for your consideration of their request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Feinberg", with a long, sweeping horizontal line extending to the right.

David Feinberg, MD, MBA  
President, UCLA Health System

Scott Malsin  
4237 Neosho Ave.  
Los Angeles, CA 90066

The Honorable Mayor and Members of the City Council  
City of Culver City  
9770 Culver Blvd.  
Culver City, CA 90232

Monday, August 27, 2012

Dear Mayor Weissman and Councilmembers,

I am writing in support of the application by The Help Group to increase the enrollment at their Culver City campus.

It goes without saying that The Help Group provides important services to children in our community. For reasons that are not well understood, an increasing number of children are afflicted by autism. The Help Group is a highly-regarded service provider, assisting children who need more than our public school system can offer.

As a west side resident, I am familiar with the school's operations. I've had the opportunity to review the improvements they will make in conjunction with the increased student population. I believe they will make a good neighbor even better. Particularly:

- 1) The revised drop-off/pick-up plan will entirely eliminate the occasional and minor traffic backups that have occurred in the past;
- 2) The increased height of the property wall will reduce any noise spill-over generated by activity on campus; and
- 3) The pedestrian bridge from the second floor of the parking structure will provide more convenient access to the existing medical offices on the property, which should ensure the long-term success of that portion of the site programming.

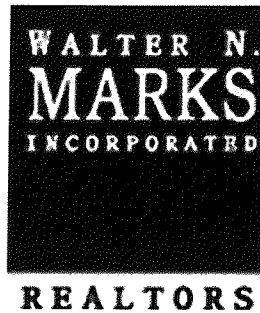
I encourage you to contact me in the event you have any questions.

Thank You,

A handwritten signature in black ink, appearing to read "Scott", with a stylized, flowing script.

Scott Malsin  
Former Mayor, City of Culver City

Helms Hall of Fame  
8758 Venice Boulevard  
Los Angeles, CA 90034  
Telephone: 310.204.1865  
Facsimile: 310.836.2208  
wally@wnmrealty.com



Walter N. Marks (1903-1997)  
Founder  
Walter N. Marks, Jr. (1930-2009)  
Walter N. Marks III

Wednesday, August 29, 2012

Culver City Council  
9770 Culver Boulevard  
Culver City, CA 90232

Re: The Help Group  
CUP/M 2011-175

Dear Mayor and City Councilmembers,

I am pleased to submit this letter in support of The Help Group's request to modify its existing CUP by increasing the school's enrollment by 200 students at its Culver City Campus.

What makes Culver City a great city is its multifaceted landscape including schools, places of worship, and a wide range of businesses and service entities. This diversity will serve Culver City for the years to come, constantly differentiating itself from the other West Los Angeles communities.

The Help Group, a pre-eminent nonprofit that serves children with special needs and their families, fits into the continuous transformation of Culver City. By taking a run down, vacant hospital in 1999 and transforming it into a vibrant, state-of-the-art facility, The Help Group has contributed to the well-being of the City and to positive economic activity. The West Washington district of the City has been modernizing its identity (with a great deal of support from the City) and is becoming a "found" community. The Help Group continues this modernization with another substantial investment in its campus. Organizations like The Help Group help to accelerate change and shape communities.

Given the mission of The Help Group, its outstanding track record, the great need for the programs it offers, the quality of its development projects, and the benefits it brings to the children and families served and to the community-at-large, I urge your favorable consideration of The Help Group's request for this CUP adjustment. Thank you.

Very truly yours

WALTER N. MARKS, INC.

A handwritten signature in black ink, appearing to read "Wally Marks", is written over a horizontal line. Below the line, the name "Walter N. Marks III" is printed in a black, sans-serif font.

Walter N. Marks III

Diana Hauptman  
8925 Carson Street  
Culver City, CA 90232  
310-839-0862  
dianahauptman@yahoo.com

City of Culver City - City Hall  
9770 Culver Blvd.  
Culver City, CA 90232  
August 19, 2012

Honorable Mayor  
Distinguished City Council Members

We advocate your support for the Help Group to develop the adjoining building on their property to accomodate 200 more students. We appreciate the work of the Help Group and the necessary services it provides for children with disabilities. As co-presidents of the Friends of the Culver City Youth Health Center we share similar values and know how important it is for children to have the opportunities they need for their deveplopment into functioning members of our society. It benefits everyone when children are healthy in mind and body and able to achieve.

We believe the Help Group is an asset to our community and would like to see their work acknowledged by your positive vote.

Sincerely,  
Diana Hauptman

Andy Alexander

*Diana Hauptman*      *Andy Alexander*



August 29, 2012

Dear Culver City Councilmembers,

I am writing in support of The Help Group and their request to increase enrollment at their Culver City Village Glen campus.

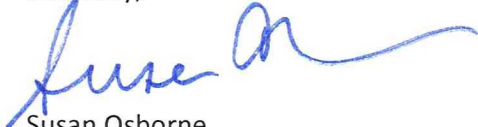
I have been a resident of Culver City for the last five years, and I purchased a home on Tilden Avenue last January. I am also very familiar with The Help Group. My son, Jacob, attended Village Glen from third grade through ninth grade, and our experience was excellent. He transferred to the school when he was eight years old and was unable to continue mainstream employment at his public elementary school even with a one on one behavioral aide. That's when we applied to Village Glen West.

To my surprise and happiness, the transition was amazingly smooth. He not only was able to stay in the classroom without an aide, but he also had success in his social interactions. Jacob enrolled at Culver City High School last year, and it has been a big success. I credit his years at Village Glen because he had the opportunity to receive an education in a warm, nurturing environment as well as the appropriate support services he needed.

Without Village Glen and The Help Group, I literally don't know what I would have done. Jacob was considered too "high functioning" to attend most special education schools but his challenges were too great to attend a mainstream school, either public or private. At Village Glen, he received a comprehensive support program which was tailored specifically to his needs as well as being surrounded by peers much like himself.

Base on my experience, I know first-hand that The Help Group is providing an essential and much needed service in our community. I recommend that the City Council grant approval to The Help Group to increase enrollment on their Culver City Campus.

Sincerely,



Susan Osborne  
4140 Tilden Avenue  
Culver City, CA 90232  
(310) 569-9308



August 20, 2012

Culver City Council,

This letter is written in support of The Help Group Schools located on Washington Blvd. and their expansion project.

The Help Group Schools have been our dearest neighbors for years now and Rutts' Café appreciates their efforts and dedication to helping more students with special needs.

The Help Group schools help our business. Many students, staff, and families have become regular customers and we appreciate their support.

The expansion project would be a true benefit to Rutts and our community; we proudly serve students and teachers for lunch. I personally watch the teachers having lunch and giving therapy to students and thank them for what they do for the special needs students. I am in full support of them expanding and helping more students. I personally have catered their functions and will support them in any way I can.

Thank you,  
Paul Wahba Owner Rutts Hawaiian Café (310)849-3534

A handwritten signature in dark ink, appearing to read 'Paul Wahba', is located below the typed name.

8-20-12

Culver City Council  
9770 Culver Blvd.  
Culver City, CA. 90232

April 11, 2012

Dear Council Members,

I am writing to voice my support for The Help Group School, Village Glen West, located on Washington Boulevard, in expanding their school.

Village Glen West students not only schedule tours of the STAR Eco Station annually, but volunteer at our facility twice a week. Their student volunteers assist us in ways that are vital for our continued success as an exotic wildlife rescue center. They help us sweep up after our silly parrots, mist our many chameleons, clean down our animal exhibits after weekends filled with visitors, and assemble informational packets for the children who visit us on field trips, among other things.

Their participation has been a great asset to our business. Their students exhibit great love and care for our animals, and they, most definitely, bring a special energy to the business. I believe that expanding the school will only benefit the STAR Eco Station as well as the community.

Thank you,



Amy Lin  
Volunteer Coordinator  
Eco Station  
310-842-2060



KAREN HILSBURG, PH.D.  
*Licensed Clinical Psychologist*  
Culver City, CA 90232  
(323) 568-4667-office

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August 26, 2012

Dear Culver City Councilmembers,

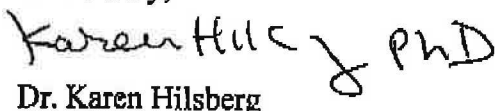
I am a Culver City resident and my daughter has been a student at Village Glen West for the past four years. The Help Group is a very special organization that changes lives. My daughter has blossomed since she began attending Village Glen West. She has developed confidence, made real friends, grown socially and emotionally, improved in her ability to take another's perspective and excelled academically. Having social skills training embedded in the curriculum offers children on the Autistic Spectrum the help that they need to master their social skills so that they can go on to be happy and successful adults. In addition to her course work at the Help Group, my daughter has had the opportunities to go on overnight trips with her school friends, to be on Varsity Cheerleading team and to attend a girls' group weekly with other teenage girls on the spectrum in order to deepen their friendships. We are very fortunate to have this school in Culver City.

I am very much in favor of the school's intention to expand into the former pharmacy building on Washington Boulevard in order to add up to twenty additional classrooms. Apart from the Help Group, there are sadly very few meaningful services for Autistic students available in Southern California. Making more spaces available for children at the Help Group will be a blessing for the community, for families and most importantly for the students who will be populating those classrooms.

I believe that the city and local businesses will benefit from the increased student body. For example, there will be more students in the area patronizing our local businesses during their many field trips into the community. Since the students travel to school by bus or taxi, I do not believe that the increase in the student body will negatively impact the traffic around the school.

Thank you in advance for your support of the Help Group and their unique and important mission to provide a high quality education from grades K through 12<sup>th</sup> grade to students on the Autistic Spectrum.

Yours truly,

 PhD  
Dr. Karen Hilsberg



Culver City Council  
9770 Culver Blvd.  
Culver City, CA. 90232

April 9, 2012

Dear Culver City Planning Commission,

I write in support of The Help Group Schools located on Washington and Grand View Blvd. and their expansion project. I think that it is commendable that they are striving to serve more students.

Not only do The Help Group students come in on a weekly basis as part of their vocational training, but families and staff also come in. We appreciate and welcome the business.

Their students and staff are courteous and a great asset to our community

Thank you,

A handwritten signature in dark ink, appearing to read 'Maggie Mayorga', is written over the printed name.

Maggie Mayorga  
(310)391-1503  
Vons Manager