

MEETING DATE: **09.10.12**

AGENDA ITEM: PUBLIC HEARING: Introduction of an Ordinance Amending the Sections 17.230.015, Table 2-8 and Section 17.610.010 of the Culver City Zoning Code to Allow for the expansion of existing private schools located in the Industrial General (IG) Zone, subject to approval of a Modification to an existing Conditional Use Permit (Zoning Code Amendment ZCA P-2011154)

ATTACHMENTS

	<u>Pages</u>
1. Ordinance No.____ amending Section 17.230.015, Table 2-8 (Allowed Uses and Permit Requirements) and Section 17.610.010 (Nonconforming Uses), to allow for the modification and/or expansion of nonconforming private school uses in the Industrial General zone subject to approval of a modification of an existing Conditional Use Permit.	1-7
2. Planning Commission Resolution No. 2012-P006	8-42
3. Willows School Master Plan Document dated June 27,2012	43-65
4. Economic Study – HR&A Letter dated July 3, 2012	66-70
5. KMA City Revenue Analysis dated July 27, 2012	71-74
6. HR&A Letter dated August 8, 2012	75
7. Initial Study/Mitigated Negative Declaration dated May 24, 2012.	76-106
8. Written Correspondences	107-147
9. Planning Commission Minutes, July 11, 2012	148-158

ORDINANCE NO. 2012-____

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.230.015, TABLE 2-8 AND SECTION 17.610.010, TO ALLOW FOR THE EXPANSION OF EXISTING PRIVATE SCHOOLS LOCATED IN THE INDUSTRIAL GENERAL (IG) ZONE AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(Zoning Code Amendment P-2011154)

WHEREAS, on October 26, 2011, The Willows Community School (the "School") filed an application for a Zoning Code Text Amendment to amend Section 17.230.015, Table 2-8 and Section 17.610.010 of the Culver City Municipal Code ("CCMC"), to allow for the expansion of existing private schools located in the Industrial General (IG) Zone, subject to approval of a Modification to an existing Conditional Use Permit (CUP); and, concurrently, an application for a Conditional Use Permit Modification (CUP Modification) to allow for the phased expansion of School facilities and operations; and

WHEREAS, on July 11, 2012, the Planning Commission commenced a duly noticed public hearing on Zoning Code Amendment, ZCA P-2011154 and CUP Modification, and continued the public hearing to August 8, 2012 for further consideration; and

WHEREAS, on August 8, 2012, after conducting a duly noticed public hearing on Zoning Code Amendment, ZCA P-2011154 and the related CUP Modification, including full consideration of the application, plans, reports, studies, environmental information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0, adopted a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the CUP Modification, with mitigation measures, and the Zoning Code Amendment, ZCA P-2011154, will not result in significant adverse environmental impacts; (ii) by a vote of

4 to 0, approved the CUP Modification to become effective upon the effective date of Zoning Code Amendment, ZCA P-2011154, ; and (iii) by a vote of 4 to 0, recommended to the City Council approval of Zoning Code Amendment, ZCA P-2011154; and

WHEREAS, on September 10, 2012, after conducting a duly noticed public hearing on Zoning Code Amendment, ZCA P-2011154, including full consideration of all reports, studies, testimony, and environmental information presented, the City Council, by a vote of ___ to ___, approved for adoption Zoning Code Amendment, ZCA P-2011154, as set forth herein below.

The City Council of the City of Culver City, California, DOES HEREBY ORDAIN as follows:

SECTION 1. Pursuant to the foregoing recitations and the provisions of CCMC Title 17, Section 17.520.030, the following findings are hereby made:

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with this Title.**

Zoning Code Amendment, ZCA P-2011154 requires any proposed expansion of existing private schools located in the Industrial General (IG) Zone be subject to approval of a modification to an existing Conditional Use Permit (CUP). The CUP Modification will be reviewed for consistency with the General Plan and with the Zoning Code; thereby maintaining internal consistency with the goals, policies, and strategies of all elements of the General Plan and the Zoning Code. Further, an economic analysis and Master Plan document shall be required as part of any CUP Modification request which will be used as the basis for determining whether the expansion can meet the required CUP finding that the use is consistent with the General Plan.

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

The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City because any proposal to allow for the expansion of existing private schools located in the Industrial General (IG) Zone, will be subject to approval of a Modification to an existing Conditional Use Permit

1 (CUP). Such a discretionary action requires that the City conduct environmental
2 review, pursuant to the California Environmental Quality Act (CEQA), make
3 findings for a CUP Modification, and impose conditions and measures to mitigate
4 impacts to surrounding areas. The purpose of such a review process is to address
impacts that may be detrimental to the public interest, health, safety, convenience
or welfare of the City.

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

7 Pursuant to CEQA, an Initial Study prepared for the proposed Zoning Code
8 Amendment (ZCA) and related CUP Modification determined that the project would
9 have less than significant impacts on the environment and that a Mitigated
10 Negative Declaration finding was appropriate. Any potential environmental impacts
11 from future school expansion will be evaluated through an Initial Study as part of
the required CUP Modification and will identify any mitigation measures necessary
12 to reduce identified impacts to a level of insignificance, as was the case with the
School's CUP Modification filed concurrently with the ZCA and approved by the
Planning Commission.

13 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
14 Council of the City of Culver City, California, hereby adopts Zoning Code Amendment (ZCA
15 P-2011154) as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

17 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
18 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621
19 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City
20 Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City
21 News and shall post this Ordinance or a summary thereof in at least three places within the
22 City.
23

24 **SECTION 4.** The City Council hereby declares that, if any provision, section,
25 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
26 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
27 of any preemptive legislation, then the City Council would have independently adopted the
28

1 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this
2 ordinance and as such they shall remain in full force and effect.

3 APPROVED and ADOPTED this _____ day of _____, 2012.

4
5
6
7 ANDREW WEISSMAN, Mayor
City of Culver City, California

8
9 ATTEST:

APPROVED AS TO FORM:

10
11 MARTIN R. COLE, City Clerk

12 CAROL A. SCHWAB, City Attorney

13 A12-00748

EXHIBIT A
ORDINANCE NO. 2012-_____

CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Industrial Zoning Districts

17.230

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
INDUSTRY, MANUFACTURING & PROCESSING			
Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17.400.090
Recycling facility - Large collection	-	P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	
RECREATION, EDUCATION , PUBLIC ASSEMBLY			
Arcade	P	P	
Health/fitness facilities	P	P	
Indoor amusement/entertainment facilities	CUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Private Schools	CUP	-(2)	
Public recreational and cultural facilities	CUP	CUP	
Public Schools	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theaters	P	P	

Notes: (1) See Article 7 for definitions of the land uses listed.

(2) See Section 17.610.010 for nonconforming school uses

EXHIBIT A
ORDINANCE NO. 2012-_____
CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

17.610.010 - Nonconforming Uses

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

EXHIBIT A
ORDINANCE NO. 2012-_____
CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

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

RESOLUTION NO. 2012-P006

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

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

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

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

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission (i) by a vote of 4 to 0, adopted a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA),

finding the Project will not result in significant adverse environmental impacts with mitigations;
 (ii) by a vote of 4 to 0 conditionally approved Conditional Use Permit Modification, CUP/M
 P-2011156; and (iii) by a vote of 4 to 0, recommended to the City Council approval of
 Zoning Code Amendment, ZCA P-2011154, as set forth herein below.

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

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

Zoning Code Amendment:

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

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

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

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

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

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

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

Conditional Use Permit Modification:

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

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

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

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

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

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

C. 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.

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

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

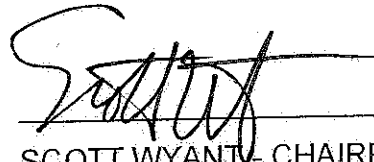
The proposed growth of the campus, in terms of student enrollment and facilities, can be accommodated as proposed in the Master Plan document, through the phased development of the property. This growth will include the acquisition of two abutting properties to house the anticipated growth in enrollment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

- E. The establishment, 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.**

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

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

APPROVED and ADOPTED this 8th day of August 2012.



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

Attested by:

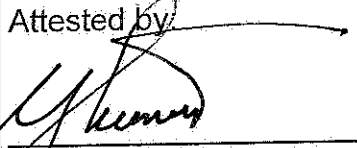

Yvonne Hunt
Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2012-P006

ATTACHMENT 2

CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Industrial Zoning Districts

17.230

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
INDUSTRY, MANUFACTURING & PROCESSING			
Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17.400.090
Recycling facility - Large collection	-	P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	

Notes: (1) See Article 7 for definitions of the land uses listed.

(2) See Section 17.610.010 for nonconforming school uses

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

17.610.010 - Nonconforming Uses

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

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

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

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

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

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

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

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GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

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GENERAL				
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
15.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
16.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
17.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	

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GENERAL				
18.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
21.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
22.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	
23.	Any proposed changes to the Master Plan shall be subject to review and approval of a Modification to the Conditional Use Permit by the Planning Commission.	Planning	Special	

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

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

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PRIOR TO BUILDING PERMIT ISSUANCE				
29.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
30.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
31.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
32.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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

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

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

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

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

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

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
51.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
52.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
53.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
54.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
55.	If any archaeological materials, paleontological materials, or human remains are encountered during the course of the project development, work in that area must be halted and the City of Culver City must be notified. Prior to resumption of work, a Phase 1 Archaeological and Paleontological Survey shall be completed and submitted to the Planning Division and Building Safety Division for review. If the Phase 1 Archaeological/Paleontological Survey indicates the presence of archaeological and/or paleontological resources, then an archaeological and/or paleontological professional(s), approved by the City, shall monitor all phases of excavation for the project site. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist and paleontologist have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City. If the human remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.	Planning /Building & Safety	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
56.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on November 17, 2011 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
57.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
58.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	

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ON-GOING				
59.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on July 11, 2012 and August 8, 2012 , excepted as modified by these Conditions of Approval.	Planning	Standard	
60.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
61.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	

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ON-GOING				
62.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ PW	Standard	
63.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
64.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	
65.	The Applicant covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof that, for so long as the Property or any part thereof is used for the operation of The Willows Community School or other school use as defined in CCMC Section 17.700.010.S ("School Use"), the Developer and its successors and assigns (i) shall not officially or unofficially object to any future proposed uses adjacent to the Property or any part thereof that are otherwise legally permitted or conditionally permitted under the City's zoning regulations, including any future amendments and revisions thereto, but for the proximity of such proposed uses to The Willows Community School or such other School Use, and (ii) shall not officially or unofficially assert, use or rely as a basis for rejection of any future proposed uses adjacent to the Property or any part thereof that are otherwise legally permitted or conditionally permitted under the City's zoning regulations, including any future amendments and revisions thereto, on a finding regarding the presence and proximity of such proposed uses to The Willows Community School or such other School Use.	Planning City Attorney	Special	

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

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	period. However, if, at any time during the two (2) year period following the Applicant acquiring a fee or leasehold interest in Property B or Property C, the City issues a demolition or construction permit in connection with the Property B and/or Property C, then from and after the date of issuance of the permit, the Applicant shall pay the full amount of the Public Benefit Contribution for such property without any waiver referenced in this condition and notwithstanding the existence of any lease of such property. E. If the Applicant acquires a fee or leasehold interest in the Property B and/or Property C but fails to obtain a property tax exemption for such property and is required to pay property taxes for such property, then the Public Benefit Contribution shall be due and payable to the City; provided, however that the amount of the Public Benefit Contribution due for such property in any year shall be reduced by an amount equal to the taxes received by the City, applicable to such property for the immediate prior year. However, in no event shall the amount of the Public Benefit Contribution payments be reduced to an amount below zero. F. The initial annual payment of the Public Benefit Contribution calculated and payable to the City shall be subject to an annual increase based on the cumulative percentage change in the All Items Consumer Price Index for All Urban Consumers for Los Angeles County the Los Angeles-Riverside-Orange County, California metropolitan area (1982-84 =100), as published by the U.S. Bureau of Labor Statistics (hereinafter "CPI"), between August 2012 and the month immediately preceding the month in which each initial annual payment set forth in (A), (B) and (C) above is due. Each subsequent annual payment shall be subject to an increase in the percentage change in the CPI between August of the preceding year and August of the year in which the subsequent annual payment is due. In the event that the All Items Consumer Price Index for All Urban Consumers ceases to exist, City and Applicant shall mutually agree on a substitute annual inflation index covering the			
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EXHIBIT B
 RESOLUTION NO. 2012-P006
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	Los Angeles metropolitan area. In no event shall any Public Benefit Contribution to be paid annually be in an amount that is less than the immediate prior Public Benefit Contribution made to the City. G. In the event Applicant obtains a demolition permit in connection with Property A as outlined in the Master Plan on a date that is three (3) calendar years or more from the Effective Date of this Land Use Permit, or upon any event during the term of this Land Use Permit that effects the uses on the Property or the taxes generated by the Property, including without limitation changes in the tenants of Property B and/or Property C after the Effective Date of this Land Use Permit but prior to the Applicant's purchase, lease or acquisition of any property interest in said properties, as reasonably determined in the sole discretion of the City, the City shall have the right, but not the obligation, to recalculate the amount of the Public Benefit Contribution required to be made to the City as set forth in (A), (B) and (C) above and such new amount shall become the amount of the Public Benefit Contribution to be paid to the City annually subject to the annual increases as set forth in (F) above, but in no event shall the new amount of the Public Benefit Contribution to be paid annually be less than the immediate prior Public Benefit Contribution made to the City.			
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EXHIBIT B
 RESOLUTION NO. 2012-P006
 Zoning Code Amendment P-2011154
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
67.	The obligation of Applicant to make the Traffic Improvement Contribution Payment and the Public Benefit Contributions shall run with the land and shall be effective with respect to the Property until the cessation of operations of The Willows Community School or any successor School Use on the Property.	CDD	Special	
68.	In the event the Applicant, its successors and assigns, or all persons claiming under or through them, fails to pay the Traffic Improvement Contribution Payment as required by <u>Condition No. 28</u> and/or the Public Benefit Contributions or any portion thereof to the City when due as required by <u>Condition No. 66</u> , the delinquent amount shall bear interest, compounded, at the rate of ten percent (10%) per annum or the highest non-usurious rate of interest permitted under applicable law calculated from the date that the corresponding Traffic Improvement Contribution Payment and/or Public Benefit Contributions were due and payable, until the delinquent amount of the Traffic Improvement Contribution Payment and/or Public Contribution Payments are paid, and the City shall have a lien on the Applicant's, or its successors' and assigns', interests in the Property then owned or leased by the Applicant, or its successors and assigns, for the full amount of the delinquent amount of the Traffic Improvement Contribution Payment and/or Public Benefit Contributions that are due and payable, plus interest, until paid in full.	CDD	Special	

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

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



MASTER PLAN SITE OUTLINE

THE WILLOWS COMMUNITY SCHOOL
MASTER PLAN
Planning Submittal
JUNE 27, 2012

PFAU
ARCHITECTURE
GNOL

PFAU LONG ARCHITECTURE LTD
98 Jack London Alley San Francisco, CA 94107 415.908.6408 pfalong.com

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History and Background

The Willows Community School (the “School”) is a developmental kindergarten through eighth grade co-educational independent school founded to educate children from across Los Angeles using a progressive, innovative approach with strong academic roots.

The School’s developmentally structured curriculum is founded on the principles of experiential learning and thematic instruction, with the integration of the arts and technology. These educational principles translate into a classroom experience of daily active learning characterized by attention to each student’s needs and respect for individual differences. Since its founding in 1994, the School has been located in the Hayden Tract of Culver City(CC), CA.

In 1994, The Willows Community School opened in a single building on Higuera Street with 98 students and seventeen teachers. In 1998, the School leased its second building located on Warner Drive and opened its Middle School. As further described below (refer to Pg. 8), additional property was leased, occupied, and upgraded by the School in 1998, in 2000 and again 2004. Some of this leased land was purchased by the School in 2008.

Today, the School owns or leases a total of 5 parcels (refer to Pg. 8) and educates 425 children in four buildings adjacent to its original location with 83 faculty and staff. In order to meet its educational goals, the School is committed to maintaining an average class size of 25 students in the Lower School, with two full-time teachers, and 18 students in the Middle School, with one teacher per classroom.

The School continues to build and develop innovative programs to meet the needs of its student population and to seek out effective, state-of-the-art approaches to educate and inspire its students. Consistent with these goals, the School is seeking to plan for its future growth and development pursuant to a Master Plan.

This Master Plan establishes the Guidelines by which the School will enhance its current facilities to accommodate the current and future academic, physical education and curricular needs of the School in accordance with design and development standards set forth in the Master Plan. Under the Master Plan, the School proposes to construct new facilities to replace aging facilities; to expand parking, playgrounds and open space; and to maintain and update existing facilities. These upgrades to the School campus are proposed to take place first on land owned or leased by the School, and subsequently, on land adjacent to the School that may be acquired or leased in the future. The Master Plan also permits growth of the student, faculty and staff population at the School concurrently with the development of facilities to support that growth.

The Master Plan provides for three phases of growth over a 20 year period, with maximum student and employee populations established for each phase. Phase IA consists of an increase in student enrollment by 25 students once entitlements are approved. Phase IB, which is most fully designed, with detailed floor plans, layouts, and parking is scheduled to proceed with permitting through the CC Department of Building Safety once entitlements are approved. Building footprints and maximum enrollment and staff calculations have been prepared for Phase II and Phase III. These Phases are more conceptual than Phase IB, as they are proposed to be designed and developed subsequent to completion of Phase IB. Phase II and Phase III will be subject to conformance review by the City. Phase III of the Master Plan would require acquisition or lease of neighboring properties at the discretion of the School.

Project Description

Campus and Project Site

The Project Site is comprised of the current properties owned and/or leased by the School (described below), which has a primary address of 8509 Higuera Street in Culver City (the “Campus”) and two properties currently owned by others adjacent to the School.

The Campus is generally bounded on the north by Warner Drive, on the east by private properties currently housing a Jason’s Natural Products production/distribution warehouse and Alberstone distribution warehouse, on the south by Higuera Street and on the west by properties currently housing a California Stay distribution warehouse (the “California Stay property”) and Smashbox Studios. Additionally, the warehouse building and property used by WorldPac (the “WorldPac property”) that is located between School properties W-II and W-IV (discussed below) is not part of the School campus at this time. Beyond the properties adjacent to the Campus, the Project area is developed primarily with other office, light industrial and /warehouse land uses.

The Campus is approximately 2.5 acres and comprises the following five properties (refer to Pgs. 6,7, 8):

Willows One (W-I): This property: (Assessor’s Parcel Number (APN) 4205024018) is located at 8509 and 8487 Higuera Street and is developed with a 10,984-square-foot, 16-foot tall building that houses the School’s existing developmental kindergarten through 2nd grade classrooms, offices, and mechanical space, and a parking lot with 33 parking spaces (17 standard spaces, 14 tandem spaces, and 2 handicap accessible spaces) and 17 queuing spaces. The W-I property was leased, occupied, and upgraded by the School in 1994 and purchased by the School in 2008.

Willows Two (W-II): This property (APN 4205024021) is located at 8490 Warner Drive and is developed with a 13,270-square-foot, 20-foot tall building that houses the School’s existing 6th through 8th grade classrooms, an indoor multi-purpose area and a rooftop multipurpose playcourt and eating area, science and art rooms, and office space. The W-II property was leased, occupied, and upgraded by the School in 1998 and purchased by the School in 2008.

Willows Three (W-III): This property (APN 4205024016) is located at 8479 Higuera Street and is developed with an 8,819-square-foot, 20’-10” tall building that houses the School’s 3rd through 5th grade classrooms, the library, and office space. The W-III property was leased, occupied, and upgraded by the School in 2000.

Willows Four (W-IV): This property (APN 4205024402) is located at 8520 Warner Drive and is developed with a 19,264-square-foot, 34’-2” tall building that houses the School’s existing gymnasium, theater, music rooms, and office and storage space. The W-IV property was leased and upgraded by the School in 2004.

Willows Five (W-V): This property (APN 4205024405) is located at 8476 Warner Drive and was previously developed with a 12,800-square-foot, 20-foot tall building that is currently vacant. The School purchased the W-V property in 2008.

The center of the Campus (on properties W-I and W-III) contains outdoor asphalt playcourts, play areas, and play structures serving all of the School’s students. In addition to the properties currently owned or leased by the School, the School is considering the acquisition or lease of the WorldPac property (located at 8510 Warner Drive, APN 4205024020) and the California Stay property (located at 8525 Higuera Street, APN 4205024011). Although specific terms of acquisition or lease of these properties have not been discussed, both property owners have consented to inclusion of said properties in the Master Plan. The existing Campus and these additional two properties comprise the “Project Site.” If the school obtains ownership or a lease for one or both of the properties, their development would take place as Phase III of the Master Plan.

Land Use and Zoning; Parking

The City’s current General Plan land use designation for the Project Site is Industrial, and the City’s current zoning for the site is Industrial General (IG). Although (education) school land uses are not permitted under the existing land use designation and zoning for the Project Site, the School’s operations are allowed under an existing Conditional Use Permit (CUP) that was issued originally by the City in 1999 and modified in 2002. Under the current CUP, the School is permitted a student enrollment maximum of 425 students.

With respect to parking, upon completion of Phase 1B described below, the School will provide 90 on site spaces, as follows:

- Lot W-I contains 33 parking spaces and will be modified. The existing parking lot between W-I and W-III would be reconfigured and extended along the northwestern edge to add 2 parking spaces for a total of 35 parking spaces.
- With the completion of Phase IB, the building on lot W-V would be demolished, and a surface parking lot would be constructed that would provide 21 full time parking spaces on the north end (i.e., 18 tandem parking spaces, 1 standard accessible space, and 2 handicap accessible spaces) and 34 spaces on the southern portion of the lot (used as a hard-court play area during School hours and for event parking outside of normal School hours).

The School would continue to lease 50 parking spaces in the Warner Drive Lot (8511 Warner Drive), including 20 parking spaces in that lot that are guaranteed through a recorded covenant to be available to the School until 2016 and an additional 30 spaces in the Warner Drive Lot that are not required by the covenant. On event days, the 30 non-covenanted parking spaces at the Warner Drive Lot (8511 Warner Drive) and the 34 spaces on the southern portion of the W-V lot would be available for event parking.

School Operations

The School currently serves a total of 425 students and employs a total of 83 full and part-time teachers, administrative and support staff. The School’s regular hours are Monday through Friday 7:30 AM to 3:00 PM. Between 3:15 PM to 6:00 PM extended care and enrichment programs accommodate between 100 and 150 students each school day. The School is in session each year from early September through early June. A Summer Camp is generally operated on the School site each summer in the months of June, July and portions of August, although the exact schedule varies year to year.

Project Characteristics

The Master Plan proposes buildout of the Project Site in three phases, with the overall goal of enhancing facilities, increasing student enrollment from a maximum of 425 students to a maximum of 575 students

and adding 12 employees (refer to Table II-1). The Master Plan includes an enrollment increase under Phase IA, and specific development under Phase IB, and conceptual development under Phases II and III. Phase IA & IB in combination with Phases II and III comprise the maximum buildout of the Master Plan. Development under all phases would be guided by Leadership in Energy and Environmental Design (LEED) principles and the 2009 mandatory Culver City Green Building Program. The Master Plan will incorporate design elements such as: green wall systems, natural lighting strategies, photovoltaic panels, post-consumer materials and high fly-ash concrete. New landscaping would be designed to incorporate low-water native plants, with a water-saving irrigation system. Pursuing LEED certification will be evaluated with the school as the project progresses.

Table II-1

New Students and Employees under the Master Plan

Master Plan Phase	New Students	New Employees		
		Faculty	Staff	Total Employees
Phase IA	25	1	0	1
Phase IB	25	1	0	1
Phase II	75	5	2	7
Phase III	25	2	1	3
Total	150	9	3	12

Source: The Willows Community School

Phase IA

Phase IA would give the School the immediate right to add 25 students to their current enrollment of 425 Students upon City approval of requested entitlements. The current site plan and floor plan layout would not be modified under Phase IA (refer to pg. 8). The existing parking supply on the Campus of 33 parking spaces (W-I) and the 20 parking spaces leased at the Warner Drive Lot (8511 Warner Drive) together exceed the daily parking requirement of 42 parking spaces required based on the existing 28 classrooms, by 11 spaces.

The excess of 11 spaces along with an additional 30 parking spaces currently leased at the Warner Drive Lot (8511 Warner Drive) that are not required by the parking covenant exceed the event parking requirement of 40 spaces by 1 space.

As noted on Table II-1, student enrollment and the number of employees would increase under Phase IA by a maximum of 25 students and 1 employee.

Phase IB

Phase IB includes enlarging classrooms in W-I and W-III through the development of “breakout” rooms, which would allow for small classroom group work and flexibility within the teaching space. The library in W-III would be relocated to the existing underused indoor multi-purpose room in W-II and would be upgraded to become the New Library/Media Center to allow for use of evolving technology (refer to Pg. 9)

As part of Phase IB, the building on lot W-V would be demolished, and a surface parking lot would be constructed, providing 21 full time parking spaces on the north end (i.e., 18 tandem parking spaces, 1 standard accessible space, and 2 handicap accessible spaces) and 34 spaces on the southern portion of the lot (used as a hard-court play area during School hours and for event parking outside

of normal School hours). In addition, the existing parking lot between W-I and W-III would be reconfigured and extended along the northwestern edge to add 2 parking spaces (for a total of 35 spaces). The School would continue to lease 50 parking spaces in the Warner Drive Lot (8511 Warner Drive), including 20 parking spaces in that lot that are guaranteed through a recorded covenant to be available to the School until 2016 and an additional 30 spaces in the Warner Drive Lot that are not required by the covenant. On event days, the 30 non-covenanted parking spaces at the Warner Drive Lot (8511 Warner Drive) and the 34 spaces on the southern portion of the W-V lot would be available for event parking.

Outdoor dining and a gardening area would be developed within the existing play area in the center of the campus, just south of the new W-V parking lot. Play areas would be improved, reconfigured, and extended to the north side of W-I, and an outdoor lab would be developed on the north side of W-III. The waste disposal area currently located outside at the northwestern corner of W-I would be relocated to the W-V property. Phase IB also includes a general “greening” throughout the School campus that enhances the existing landscaping with additional trees, other plants, and shade structures as part of a planned native planting program.

As noted on Table II-1, student enrollment and the number of employees would increase under Phase IB by a maximum of 25 students and 1 employee, respectively.

Phase II (Conceptual)

It is anticipated that development of Phase II would proceed after the completion of Phase I. Conceptually, Phase II includes the following (refer to Pg 14):

- Demolition and removal of the building on W-III;
- Development of a new approximately 18,000-square-foot building (which would be used for the same purposes as the existing building) on the remaining portion of the W-III property that would extend into the area that contains the existing parking on Higuera Street;
- Reconfiguration of the outdoor play area in the center of the campus; and
- Reconfiguration of interior spaces on parcels W-I, W-II, and W-IV to accommodate student needs, as necessary.

As noted on Table II-1, student enrollment and the number of employees would increase under Phase II by a maximum of 75 students and 7 employees, respectively.

Phase III (Conceptual)

Phase III is the final phase of the Master Plan and would depend upon the purchase by the School of the WorldPac and/or California Stay properties. Conceptually, Phase III development includes the following (refer to Pg 15):

- Demolition and removal of W-I and development of a new approximately 13,000-square-foot building on the W-I property (which would be used for the same purposes as the existing W-I);
- Purchase of the California Stay property, demolition and removal of the building on that property, and development of a new approximately 10,000-square-foot building on the property for use as classroom space; and
- Purchase of the WorldPac property, demolition and removal of the building on that property, and development of a new approximately 10,000-square-foot building (for possible use as a theater and a play yard on the property).

As noted on Table II-1, student enrollment and the number of employees would increase under Phase III by a maximum of 25 students and 3 employees, respectively.

Reference Name/Project Address/AssessorsBlock/Lot/Tract:

Willows I(W-I)	8509 Higuera Street and		
	8487 Higuera Street	Existing Property	4205024018/Lot=All 50 and 51/TR=13503
Willows II(W-II)	8490 Warner Drive	Existing Property	4205024021/Lot=All 42/TR=13503
Willows III(W-III)	8479 Higuera Street	Existing Property	4205024016/Lot=All 52/TR=13503
Willows IV(W-IV)	8520 Warner Drive	Existing Property	4205024420/Lot=All /TR=13503
Willows V(W-V)	8476 Warner Drive	Phase 1 Property	4205024405/Lot=All 43/TR=13503

Zoning District: IG (General Industrial) Zoning

Redevelopment Project Area:Area 3

General Plan Designation: Industrial

Existing, Phase IA and Phase IB Net Site Area:

Building	Existing/Phase IA Net Site Area	Phase IB Net Site Area	
W-I	17,500 SF	17,500 SF (Existing)	
(Parking Lot)	17,500 SF	17,500 SF (Existing)	
W-II	17,600 SF	17,600 SF (Existing)	
W-III	17,500 SF	17,500 SF (Existing)	
W-IV	23,000 SF	23,000 SF (Existing)	
W-V	N/A	15,900 SF (After Phase IA)	
TOTAL	93,100 SF	109,000 SF (After Phase IA)	(DIFF.) 15,900 SF

Existing, Phase IA, and Phase IB Gross Building Floor Area:

Building	Existing/Phase IA Gross Building Area	Phase IB Gross Building Area	
W-I	10,984 SF	10,984 SF (Existing)	
W-II	13,270 SF	13,270 SF (Existing)	
W-III	8,819 SF	8,819 SF (Existing)	
W-IV	19,264 SF	19,264 SF (Existing)	
*W-V	N/A	0 SF (After Phase IA)	
TOTAL	52,337 SF	52,337 SF (After Phase IA)	(DIFF.) 0 SF

*Note: The vacant Willows V building, comprised of 9,000 sq. footage, will be removed as part of the Phase IB development of the 8476 Warner Street parking lot.

Occupancy: (Developmental Kindergarten - 8th Grade)

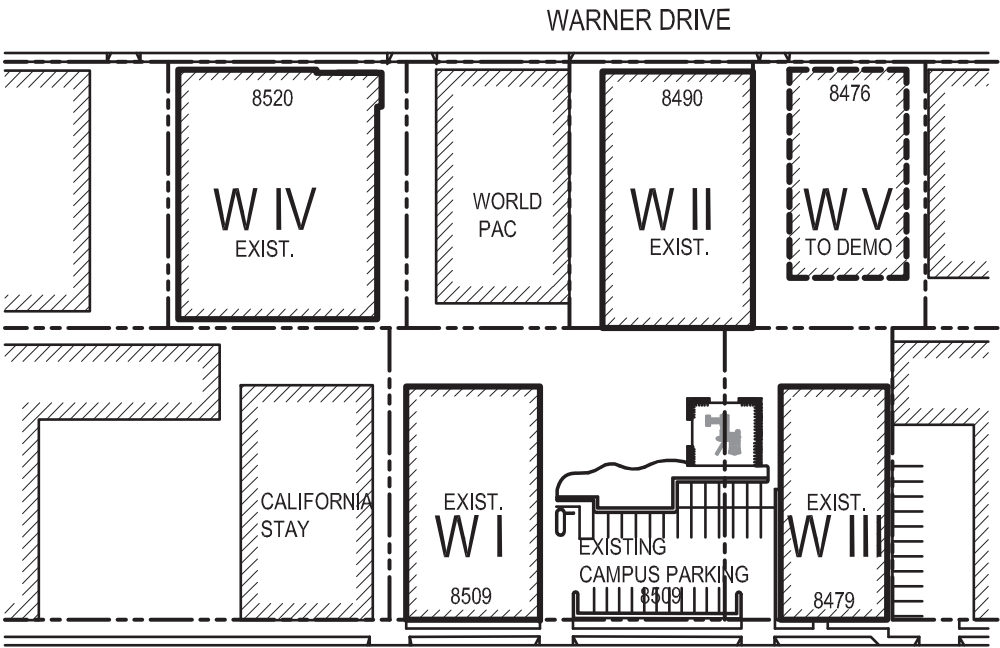
Group E - Educational at W-I, W-II, and W-III

Group A and E- Assembly and Education at W-IV

Building	Type of Construction	Number of Stories:
W-I	V-A (Sprinklered)	1
W-II	II-A (Sprinklered)	1
W-III	V-A (Sprinklered)	1
W-IV	V-A (Sprinklered)	1 plus mezzanine
W-V	N/A	N/A

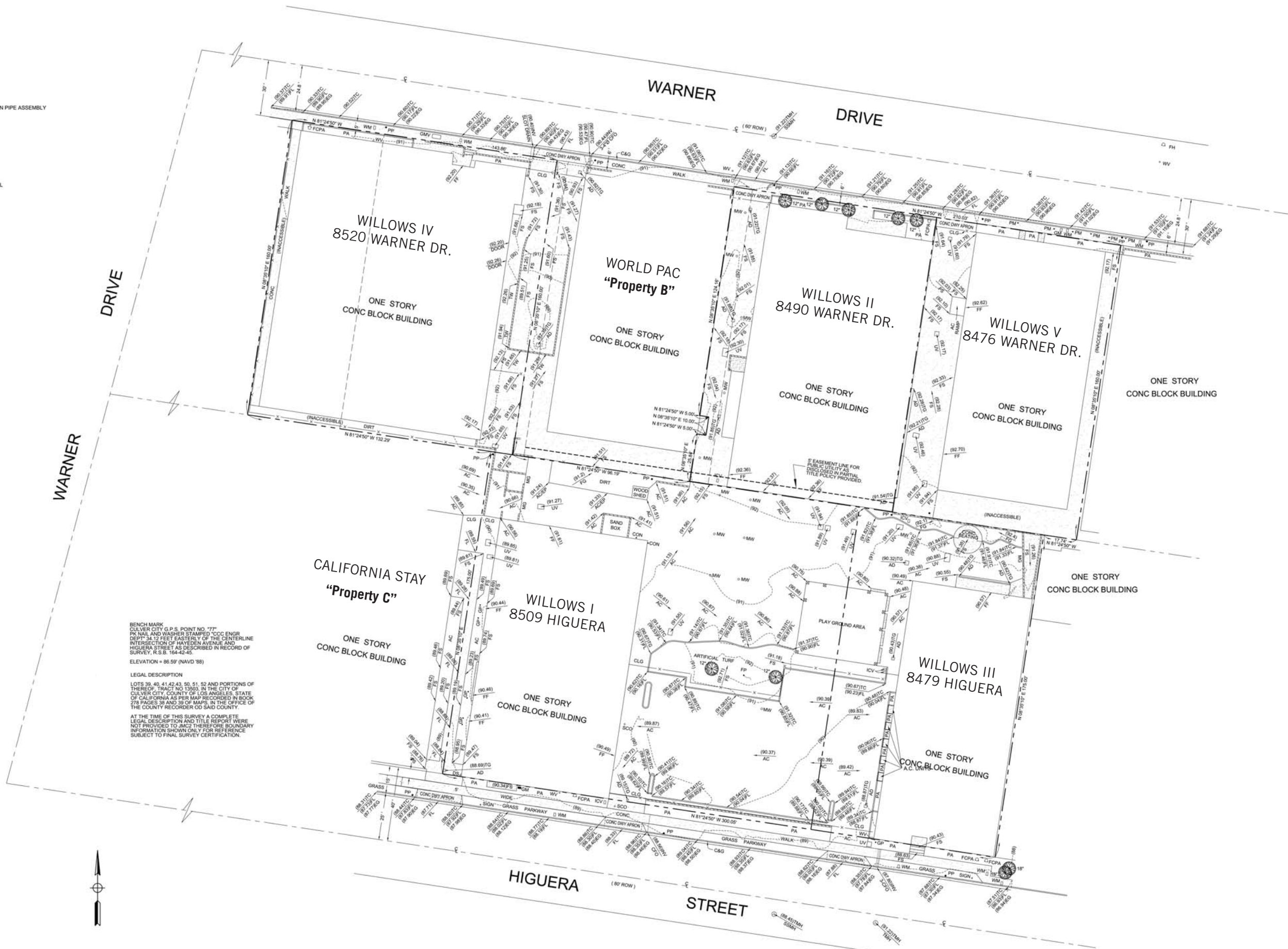
Height of Buildings:

W-I	16'-0"
W-II	20'-0" Building + 15'-0" Roof Top Play = 35'-0"
W-III	20'-10"
W-IV	34'-2"
W-V	N/A

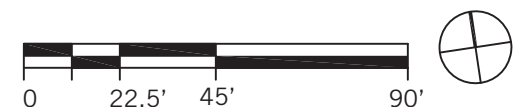


KEY PLAN

LEGEND	
AC	ASPHALT
AD	AREA DRAIN
BW	BACK OF WALK
C&G	CURB & GUTTER
CLG	CHALK LINE GATE
CFC	CURB FACE OUTLET
CONC	CONCRETE
CON	CONCRETE CONDUIT
DS	DOWN SPOUT
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FCPA	FIRE DEPARTMENT CONNECTION PIPE ASSEMBLY
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GP	GUARD POST
GV	GAS VALVE
GMV	GAS METER
GMV	GAS METER VAULT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
PA	PLANTER AREA
PM	PARKING METER POLE
PP	POWER POLE (UTILITY POLE)
M2	METAL GATE
MW	GROUND WATER MONITOR WELL
SDMH	STORM DRAIN MANHOLE
SCD	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF DRAIN GRATE
TMH	TELEPHONE MANHOLE
TW	TOP OF WALL
TC	TOP OF CURB
W	WATER
UV	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
CONC SURFACE	CONCRETE SURFACE
FENCE LINE	FENCE LINE
CONC BLOCK WALLS	CONC BLOCK WALLS
CONC CURBS	CONC CURBS
12"	TREES AND TRUNK DIAMETER
---	PROPERTY LINE



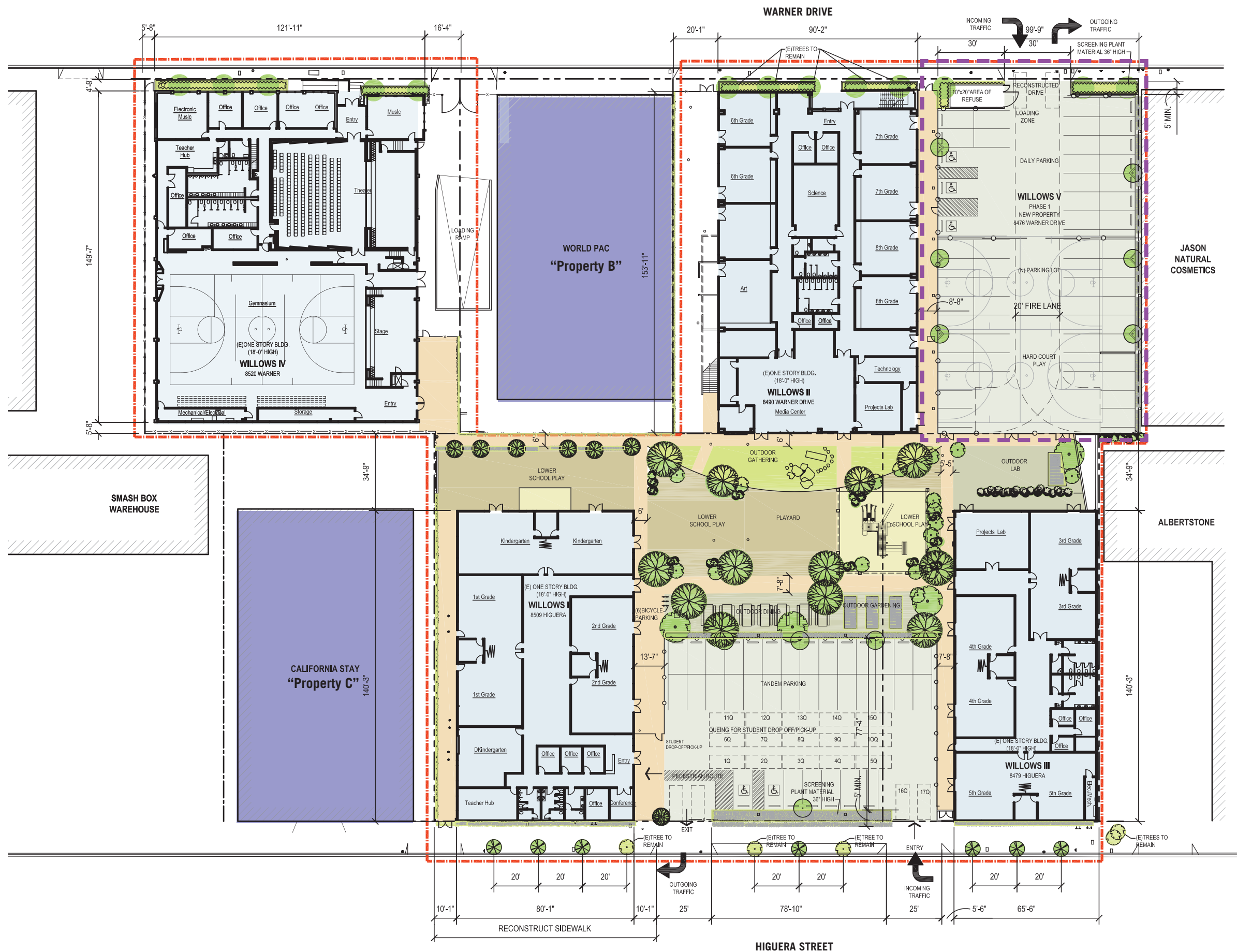
The Willows Community School |



ATTACHMENT 3

NOTE:

See Pg. 16 for Phase IA & IB parking information.



The Willows Community School |

PHASE IB SITE PLAN/PRELIMINARY LANDSCAPE AND FLOOR PLANS

PLANNING SUBMITTAL - JUNE 27, 2012

PFAU LONG ARCHITECTURE LTD

Shrubs and Perennials

- New Zeland Flax (Phormium hybrids)
- California lilac (Ceanothus ssp.)
- Toyon (Heteromeles arbutifolia)
- Assorted Succulents & Sedums (thornless)

Vines

- Passion Fruit (Passiflora edulis)
- Fiveleaf Akebia (Akebia quinata)
- Boston Ivy (Parthenocissus)



Dancer Pear (Pyrus betulaefolia 'Dancer')
per Culver City Street Tree Master Plan



Mexican Palo Verde (Parkinsonia aculeata)

Palette 4 Higuera St. Frontage

Shrubs and Perennials

- Fortenight Lily (Diets vegeta)
- New Zeland Flax (Phormium hybrids)
- Natal Plum (Carrissa macrocarpa)
- Tobira (Pittosporum tobira 'Turner's Variegated Dwarf')

Vines

- Creeping Fig (ficus pumila)



Cajeput Tree (Melaleuca quinquenervia)



Bronze Loquat (Eriobotrya deflexa)

Palette 1 Warner Dr. Frontage



Silver Dollar Gum (Eucalyptus polyanthemos)

Palette 2 Willows V Parking Area



Coral Tree (Erythrina caffra)



Purple Orchid Tree (Bauhina variegata)



Australian Willow (Geijera parviflora)



California Pepper (Schinus molle)

Shrubs and Perennials

- Children's Vegetable Gardens
- Assorted Succulents & Sedums (thornless)
- Assorted Bulbs

Vines

- Creeping Fig (Ficus pumila)
- Passion Fruit (Passiflora edulis)
- Fiveleaf Akebia (Akebia quinata)
- Boston Ivy (Parthenocissus tricuspidata)



White Birch (Betula pendula)



Cork Oak (Quercus suber)



Chinese Elm (Ulmus parvifolia)

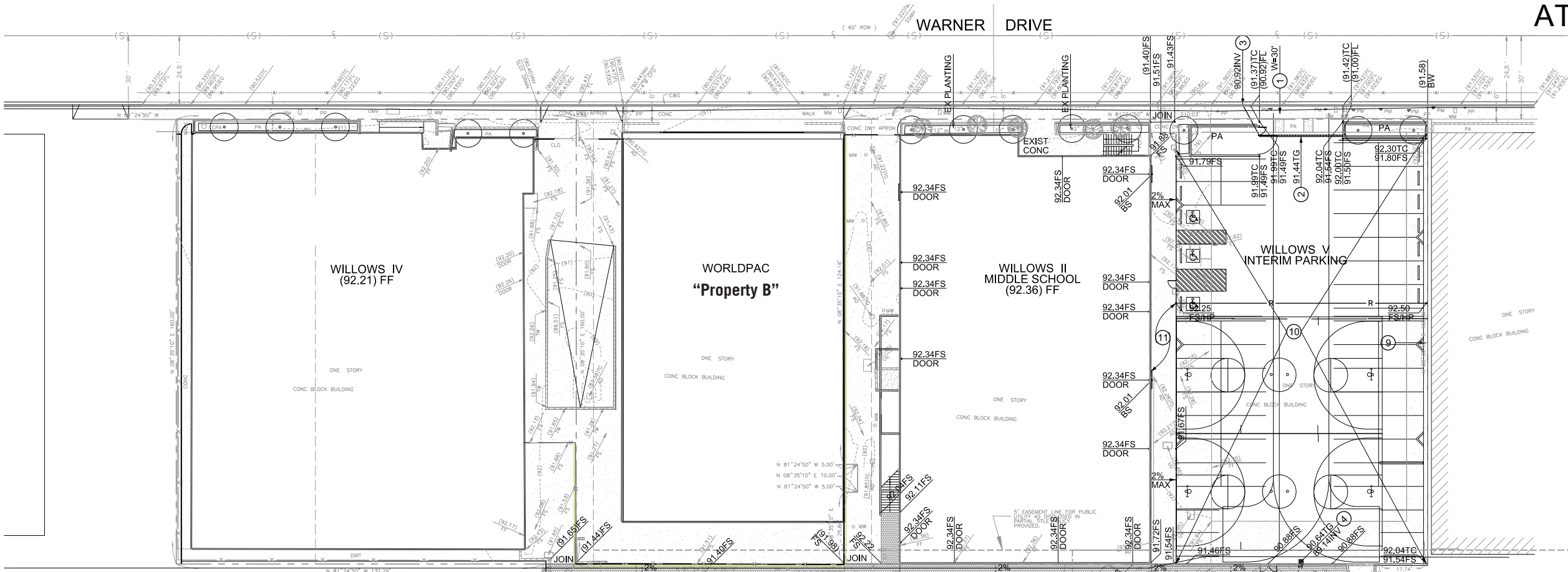


Jacaranda (Jacaranda mimosifolia)



Lombardy Poplar (Populus italica 'Nigra')

Palette 3 Interior Campus



NOTES

- 1. THIS PLAN ACCURATE FOR PRELIMINARY GRADING AND DRAINAGE PLAN ONLY.
- 2. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO DOING ANY WORK IN OR ON THE PUBLIC RIGHT-OF-WAY (DRIVEWAYS).
- 3. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- 4. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
- 5. ELEVATIONS SHOWN ARE FOR FINISHED SURFACE, UNLESS OTHERWISE NOTED.
- 6. DEMOLITION PLAN IS PREPARED BY OTHERS.

CONSTRUCTION NOTES

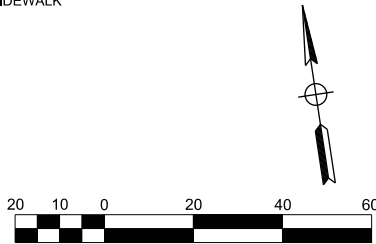
- 1 CONSTRUCT DRIVEWAY PER APWA STD. PLAN 110-1, TYPE 2, W AS SHOWN
- 2 CONSTRUCT 6" TRENCH DRAIN PER DETAIL 3, C-4.0, INSTALL WITH FLOGARD LOPRO FILTER (FG-TDOF6) PER DETAIL 4, C-4.0 OR EQUIV.
- 3 CONSTRUCT CURB DRAIN PER APWA STD. PLAN 150-2, CASE 1 USE 3"x12" RECT. DRAINAGE PIPE BY AQUADUCK OR EQUIV.
- 4 CONSTRUCT 12"x12" CATCH BASIN WITH FILTER (FLOGARD PLUS FGP-12F PER DETAIL 2, C-4.0 OR EQUIV.
- 5 CONSTRUCT 4" PVC (SCH40), MIN. SLOPE =1.4%
- 6 CONSTRUCT 6" PVC (SCH40), MIN. SLOPE =1%
- 7 CONSTRUCT 8" PVC (SCH40), MIN. SLOPE =1%
- 8 CONSTRUCT INFILTRATION PIT PER DETAIL 1, C-4.0 (QUAD MODULE, 2.25'Lx5.71'Hx1.34"W - 234 UNITS)
- 9 CONSTRUCT CURB PER APWA STD. PLAN 120-1, TYPE A1-6
- 10 CONSTRUCT NEW AC PAVING PER DETAIL 5, C-4.0
- 11 CONSTRUCT 4" PCC SIDEWALK

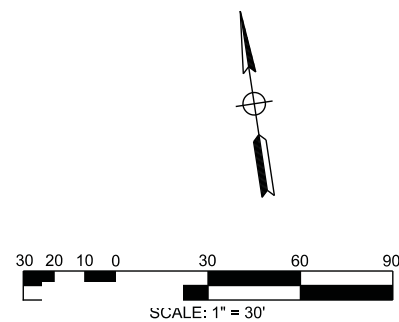
ABBREVIATIONS

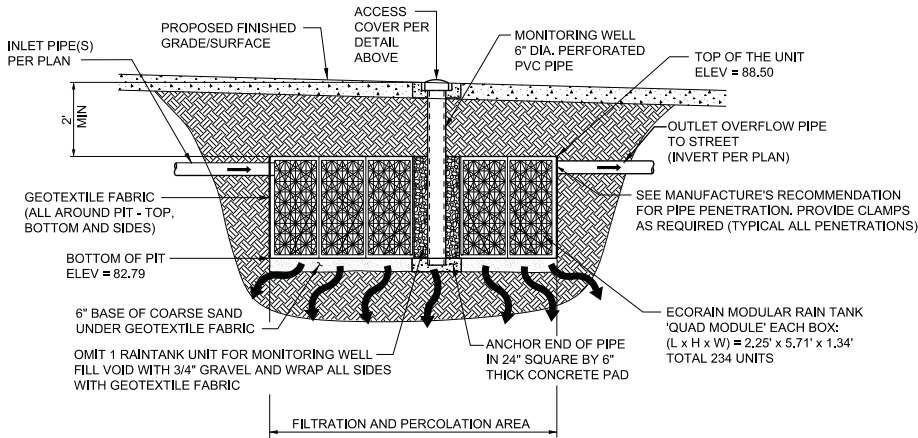
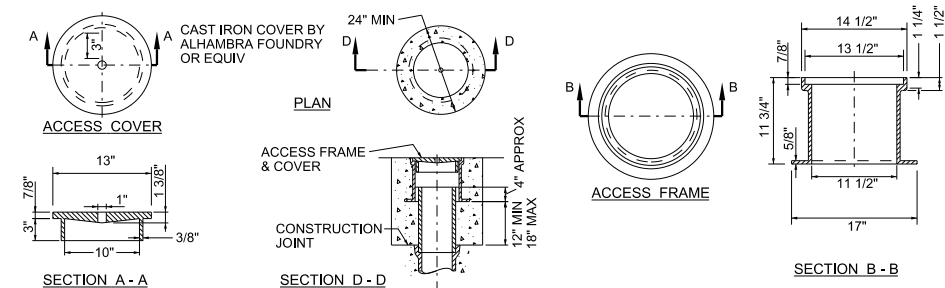
- AC ASPHALT CONCRETE
- BS BOTTOM OF STEP
- BW BACK OF WALK
- CF CURB FACE
- CO CLEAN OUT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- HP HIGH POINT
- INV INVERT
- LP LOW POINT
- PA PLANTER AREA
- PCC PORTLAND CEMENT CONCRETE
- RD ROOF DRAIN
- TW TOP OF WALL

LEGEND

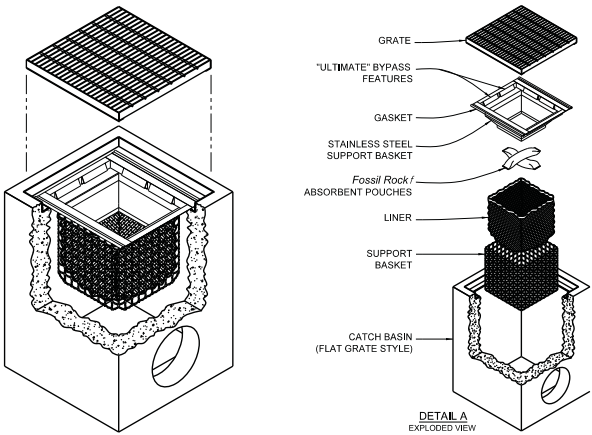
- ROOF DRAIN
- CATCH BASIN
- (xx.xx) EXISTING ELEVATIONS
- R — RIDGE LINE
- INFILTRATION BASIN





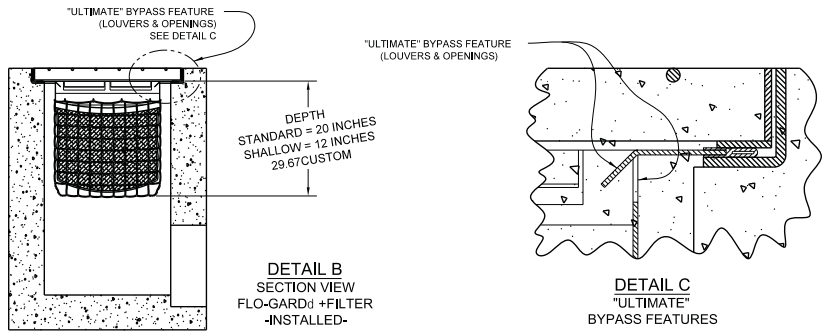


INFILTRATION BASIN DETAIL
NO SCALE



FLOGARD+PLUS FILTER
-INSTALLED INTO CATCH BASIN-

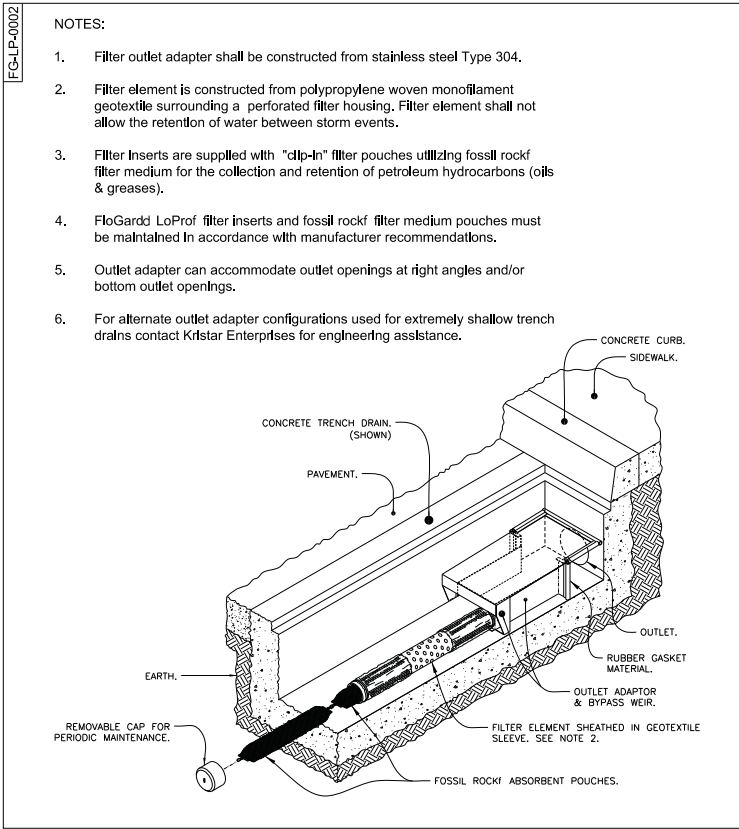
- NOTES:
- 1.FLOGARD+PLUS (FRAME MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE IN MOST SIZES AND STYLES (SEE SPECIFIER CHART HEREON). REFER TO THE FLOGARD+PLUS (WALL MOUNT) INSERT FOR DEVICES TO FIT NON-STANDARD, OR COMBINATION STYLE CATCH BASINS.
 - 2.FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH FLOW BYPASS FEATURE.
 - 3.FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL TYPE 304.
 - 4.ALLOW A MINIMUM OF 2.0 FEET, OF CLEARANCE BETWEEN THE BOTTOM OF THE GRATE AND TOP OF OUTLET PIPE(S), OR REFER TO THE FLOGARD INSERT FOR "SHALLOW" INSTALLATIONS.
 - 5.FILTER MEDIUM SHALL BE FOSSIL ROCK. INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
 - 6.STORAGE CAPACITY REFLECTS 80% OF MAXIMUM SOLIDS COLLECTION PRIOR TO IMPEDING FILTERING BYPASS.
 - 7.FILTERED FLOW R/RATE INCLUDES A SAFETY FACTOR OF TWO.



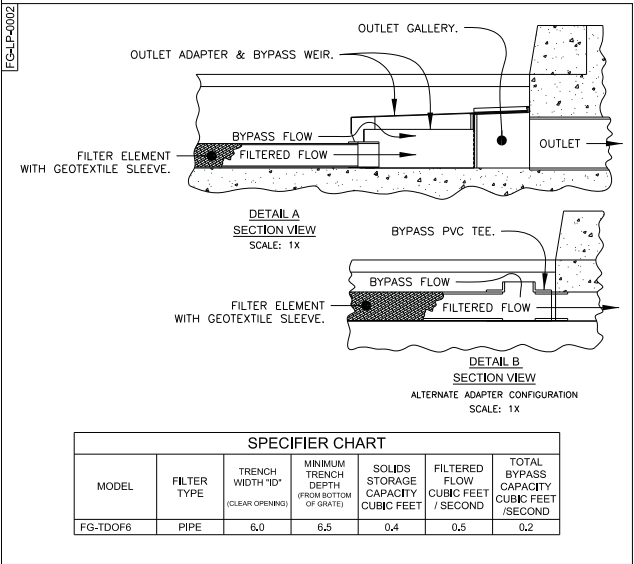
* MANY OTHER STANDARD & CUSTOM SIZES & DEPTHS AVAILABLE UPON REQUEST.

SPECIFIER CHART								
MODEL NO.	STANDARD & SHALLOW DEPTH (DATA IN THESE COLUMNS IS THE SAME FOR BOTH STANDARD & SHALLOW VERSIONS)			STANDARD DEPTH ~20 Inches~		MODEL NO.	SHALLOW DEPTH ~12 Inches~	
STANDARD DEPTH	INLET ID Inside Dimension (Inch x Inch)	GRATE OD Outside Dimension (Inch x Inch)	TOTAL BYPASS CAPACITY (cu. ft.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	0.15	0.25

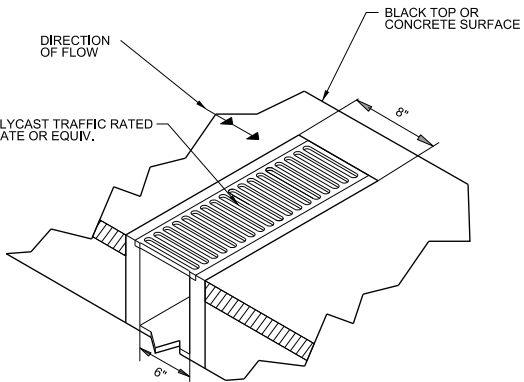
FLOGARD PLUS DETAIL
NO SCALE



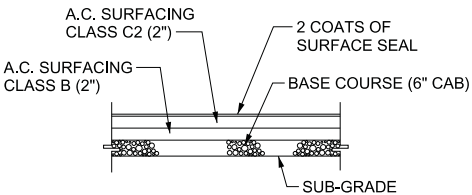
FLOGARD LOPRO DETAIL
NO SCALE



SPECIFIER CHART						
MODEL	FILTER TYPE	TRENCH WIDTH "T" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET	FILTERED FLOW CUBIC FEET / SECOND	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2



TRENCH DRAIN DETAIL
NO SCALE



AC PAVEMENT SECTION
NO SCALE



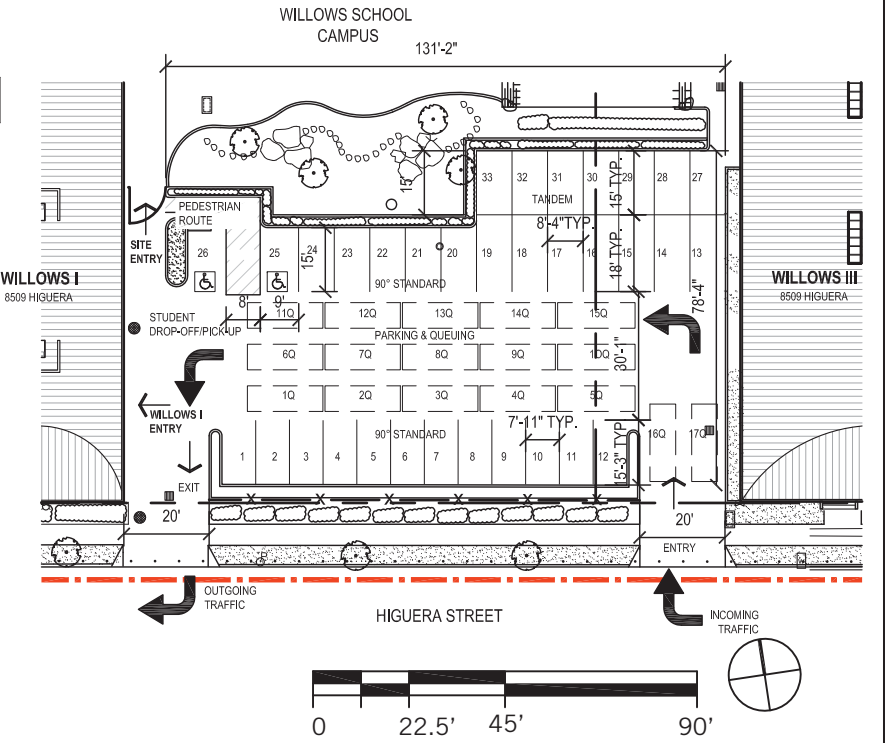


EXISTING AND PHASE 1A PARKING REQUIREMENTS

USE	No. of Rms/Square Footage	Parking Count Factor	Req. Phase 1 Parking
CLASSROOMS	28	1.5 spaces per clsrm	42
*ASSEMBLY SPACE	8064 SF	1 space per 200 SF	40
*EVENT PARKING			82 TOTAL PARKING REQ.

EXISTING AND PHASE 1A PARKING SUPPLY

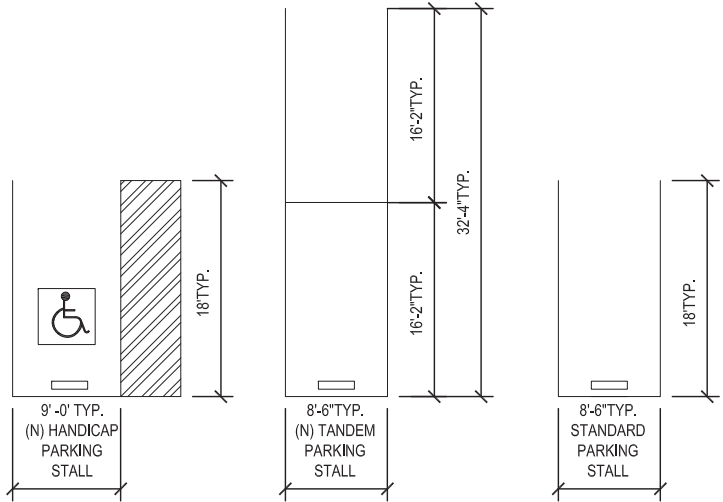
LOT	VAN ACCESSIBLE	HANDICAP ACCESSIBLE	STANDARD	TANDEM	TOTAL
HIGUERA	1	1	17	14	33
WARNER (WV)	-	--	-	-	--
*LEASED PARKING	-	--	20	-	20 (Daily or Event)
**LEASED PARKING	-	--	30	-	30 (Daily or Event)
SUBTOTAL	1	1	67	14	83 TOTAL DAILY
EVENT ONLY	-	--	-	-	- TOTAL EVENT
*WARNER DRIVE PARKING LOT, LEASED PER COVENANT **WARNER DRIVE PARKING					83 EXISTING AND PHASE 1A

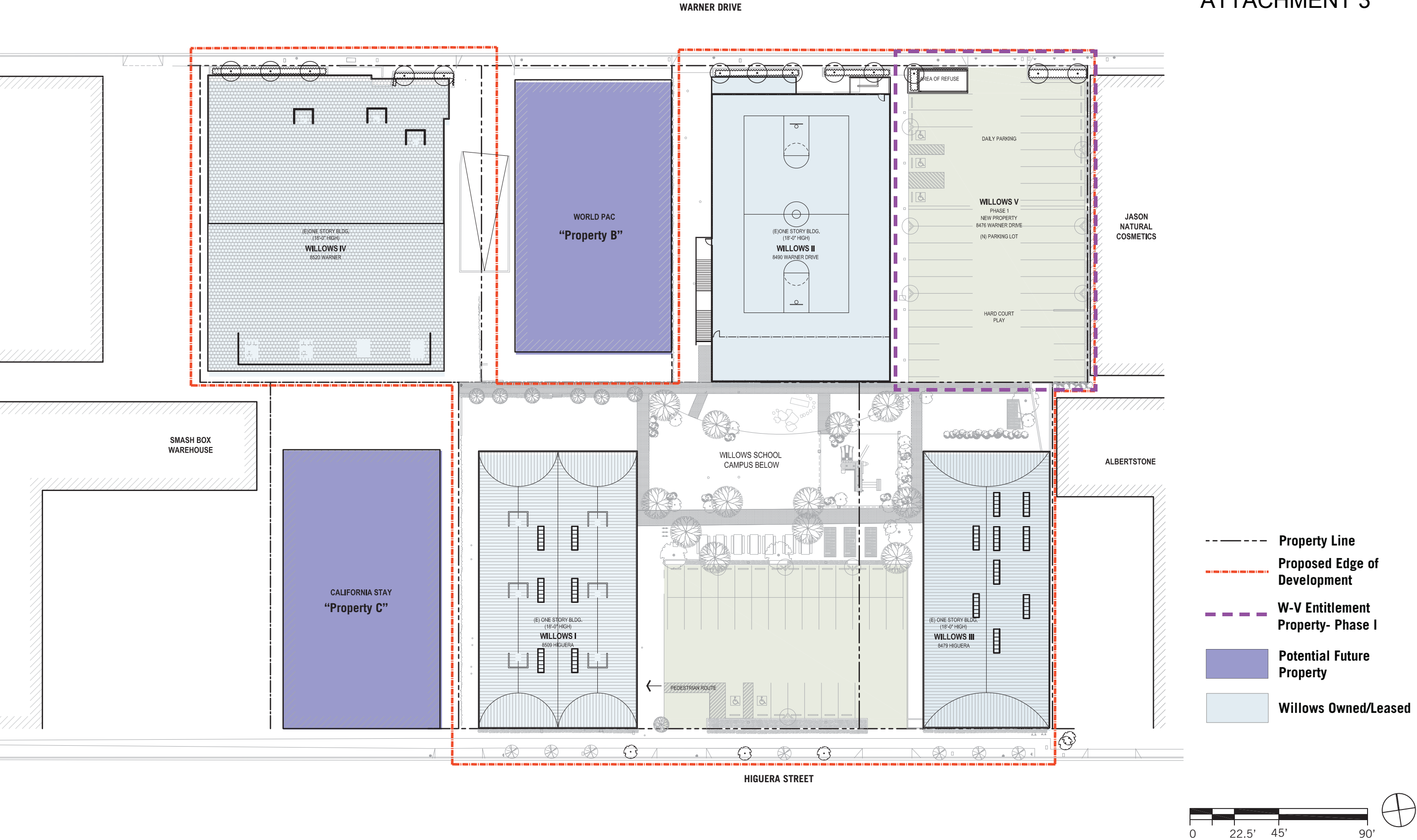


PHASE 1B PARKING REQUIREMENTS AND SUPPLY

USE	No. of Rms/Square Footage	Parking Count Factor	Req. Phase 1 Parking
CLASSROOMS	33	1.5 spaces per clsrm	50
*ASSEMBLY SPACE	8064 SF	1 space per 200 SF	40
*EVENT PARKING			90 TOTAL PARKING REQ.

LOT	VAN ACCESSIBLE	HANDICAP ACCESSIBLE	STANDARD	TANDEM		TOTAL
				DAILY	EVENT	
HIGUERA	1	1	5	28	—	35
WARNER (WV)	1	2	—	18	—	21
SUBTOTAL	2	3	5	46	—	56
TOTAL DAILY ON SITE PARKING SUPPLY						
*LEASED PARKING	--	—	20	--	—	20
LEASED PARKING PER COVENANT (Daily or Event)						
**LEASED PARKING	—	--	30	--		30
LEASED PARKING, GENERAL (Daily or Event)						
SUBTOTAL			50			50
TOTAL LEASED PARKING						
EVENT	--	—	—	--	34	34
TOTAL DEDICATED EVENT (WARNER DR. WILLOWS V LOT)						
*WARNER DRIVE PARKING LOT, LEASED PER COVENANT						140
**WARNER DRIVE PARKING						90
*** 17 QUEUING SPACES TO REMAIN AT HIGUERA LOT						+50
						DIFFERENCE





HIGUERA STREET PHOTO ELEVATION



WILLOWS I
8509 HIGUERA STREET

WILLOWS CAMPUS PARKING
8509 HIGUERA STREET

WILLOWS III
8479 HIGUERA STREET

WARNER DRIVE PHOTO ELEVATION



WILLOWS II
8490 WARNER DRIVE

WORLD PAC
8510 WARNER DRIVE
"Property B"

WILLOWS IV
8520 HIGUERA STREET

ATTACHMENT 3
WARNER DRIVE PERSPECTIVE PHOTOS



VIEW D - WILLOWS II 8490 WARNER DRIVE
LOOKING TOWARDS WILLOWS IV



VIEW C - WILLOWS III 8479 HIGUERA STREET
LOOKING TOWARDS WILLOWS I

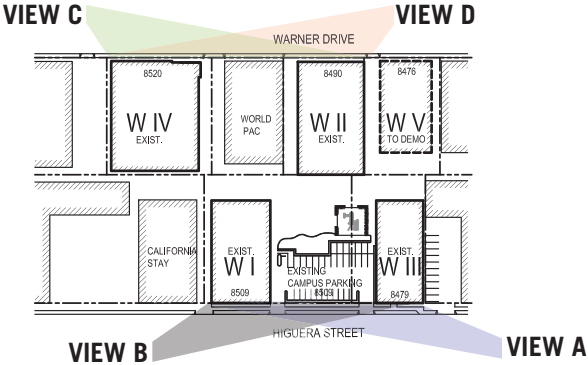
HIGUERA STREET PERSPECTIVE PHOTOS



VIEW B - WILLOWS I 8509 HIGUERA STREET
LOOKING TOWARDS WILLOWS III

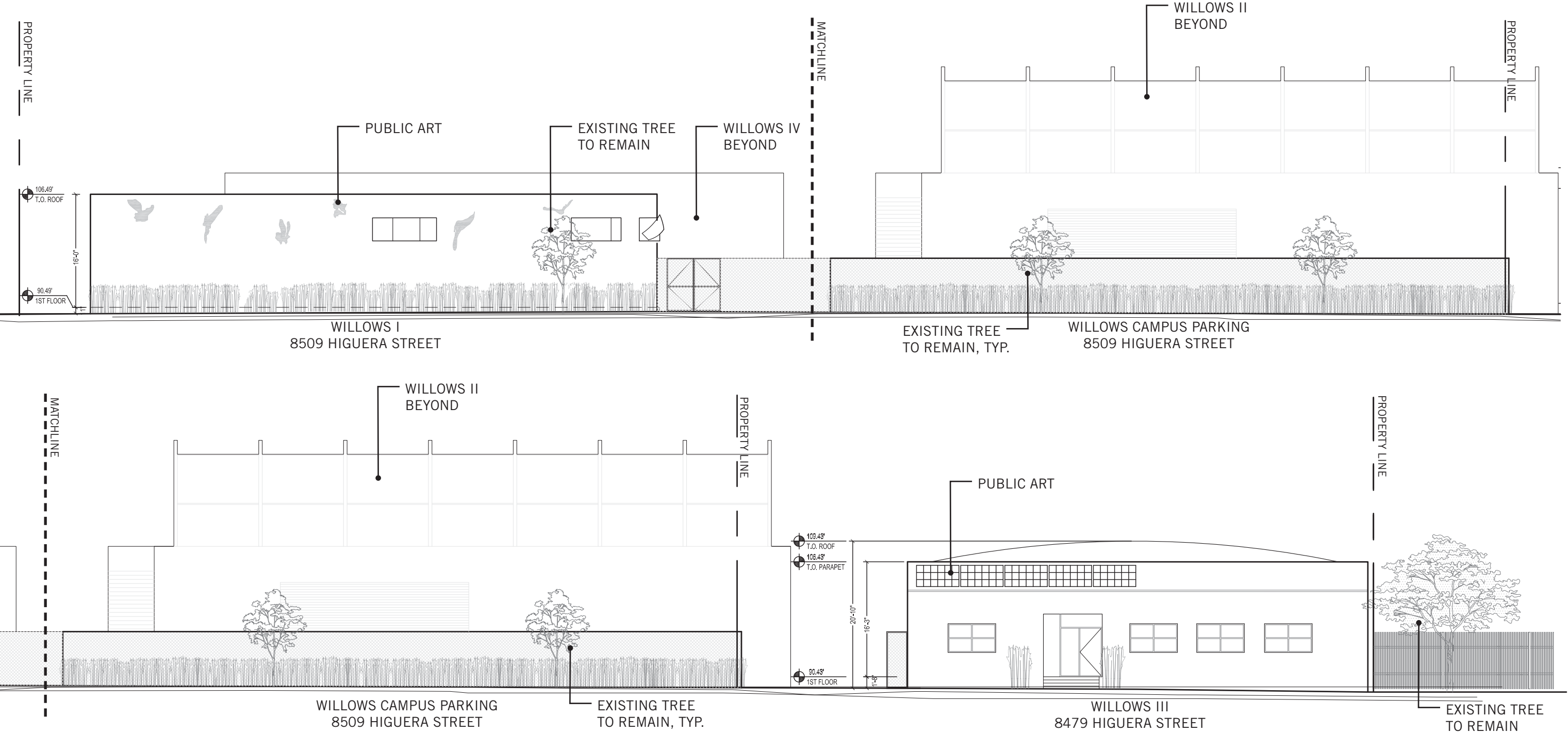


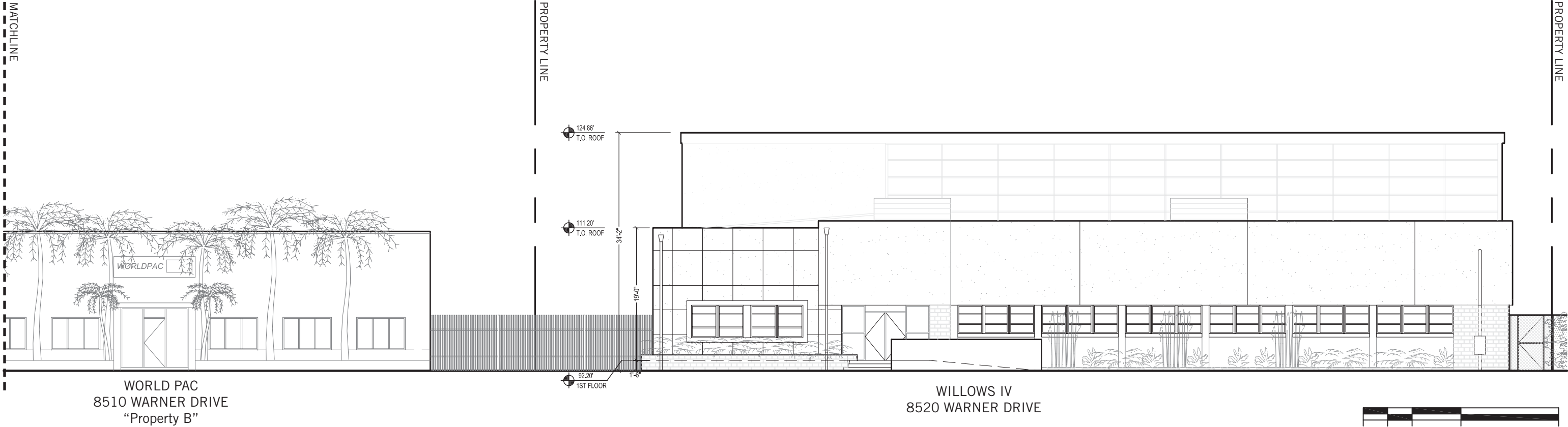
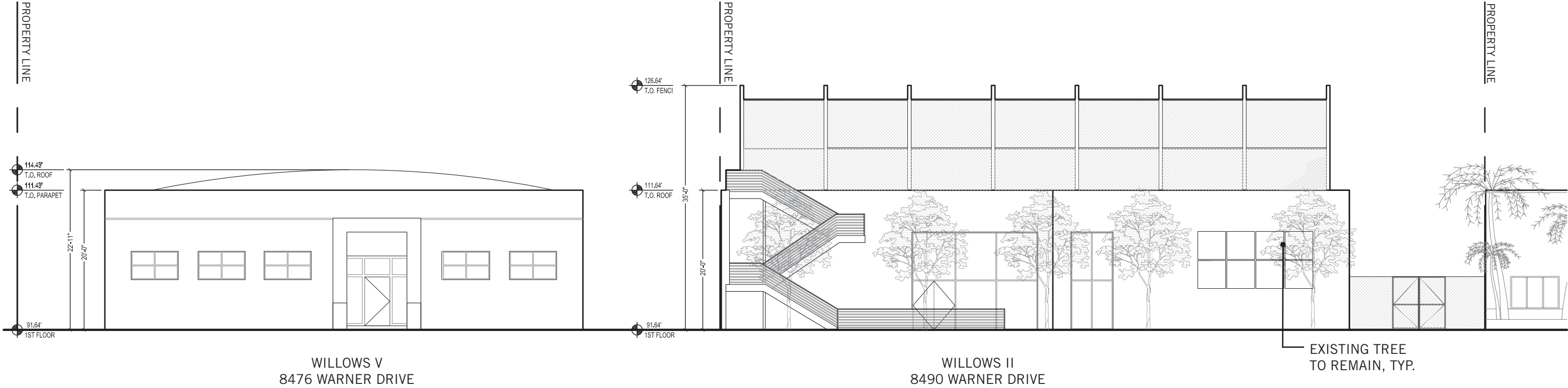
VIEW A - WILLOWS III 8479 HIGUERA STREET
LOOKING TOWARDS WILLOWS I

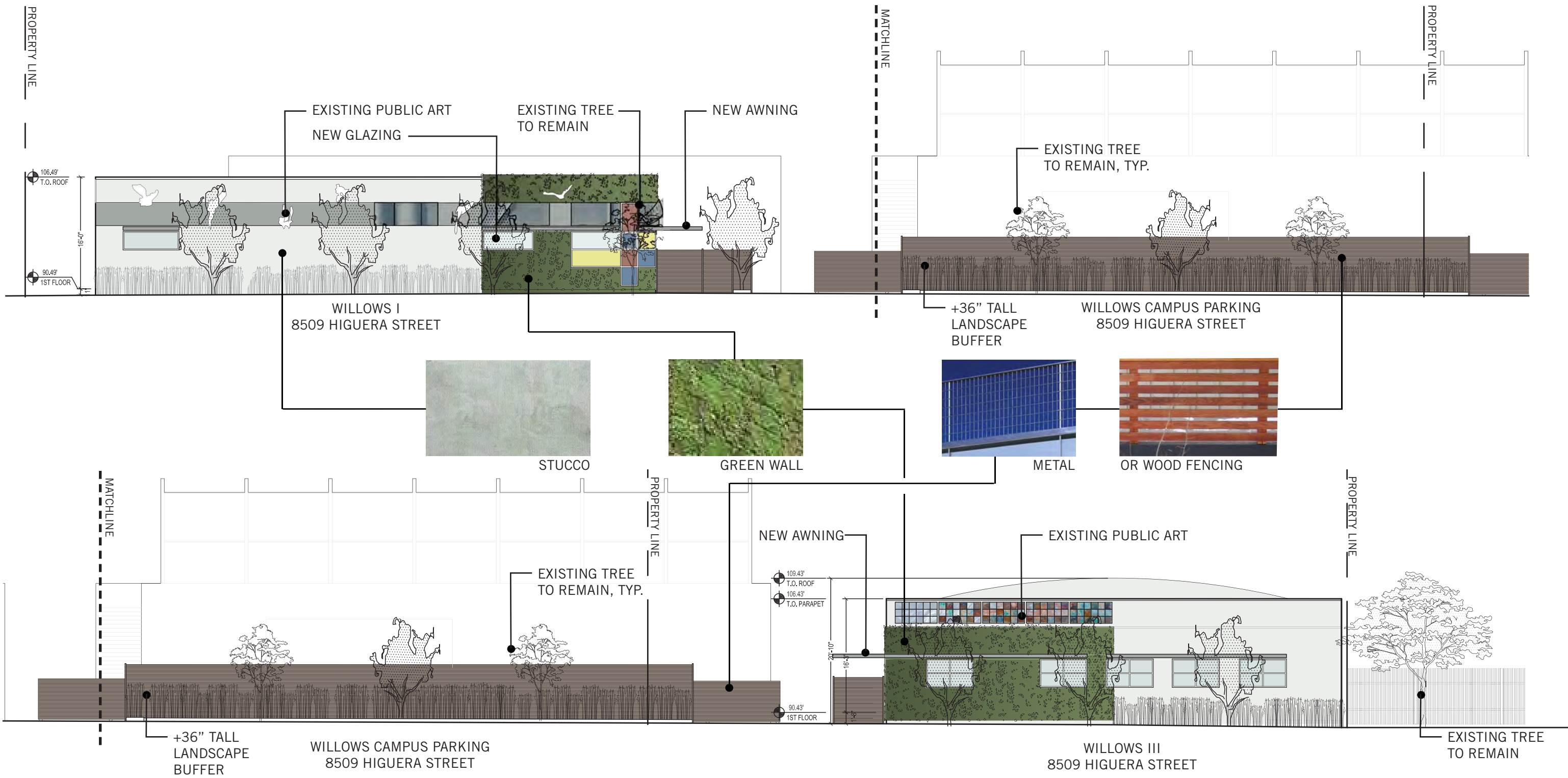


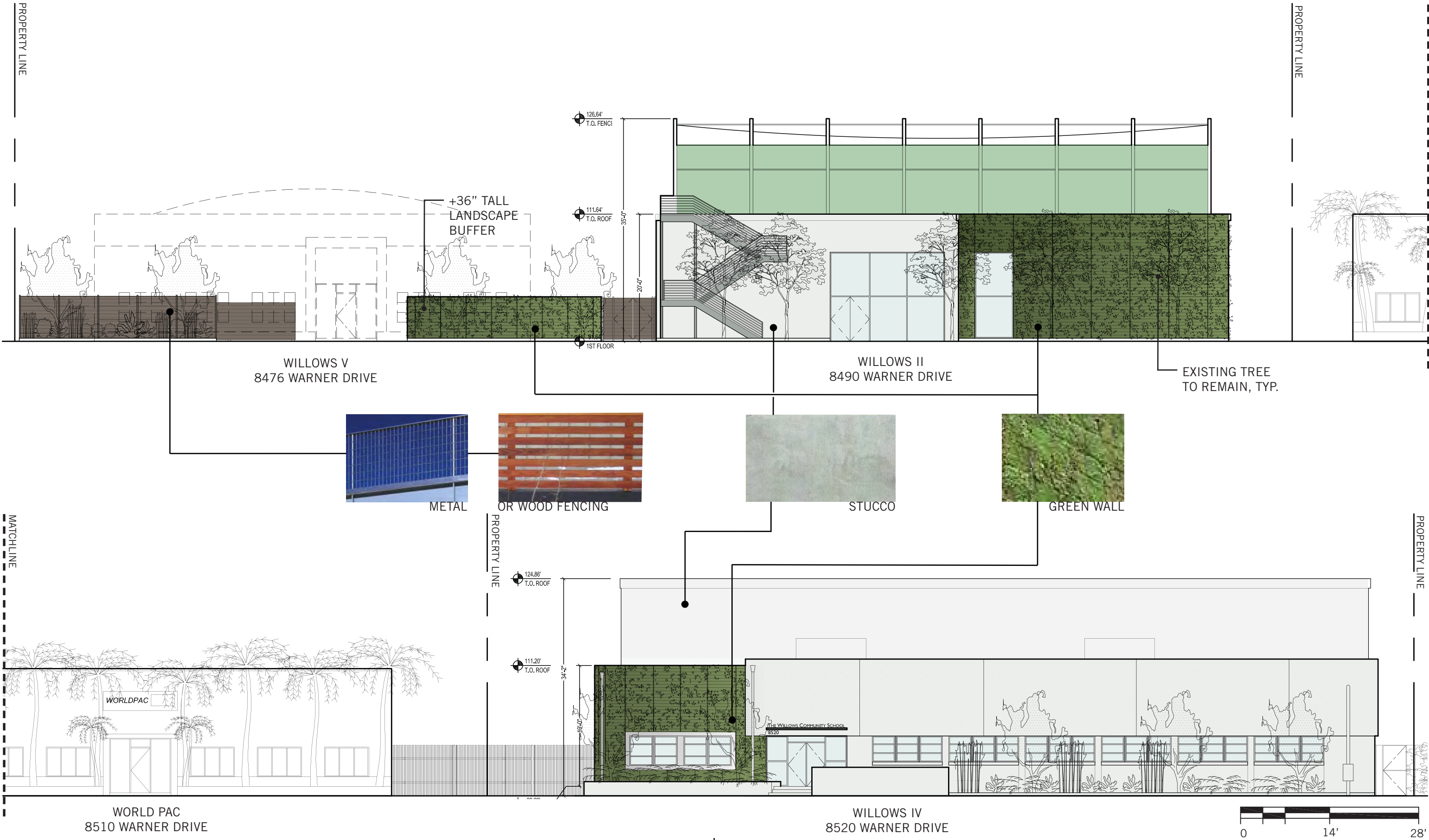
The Willows Community School |

EXISTING HIGUERA STREET AND WARNER DRIVE PHOTO PERSPECTIVES









The Willows Community School |

PHASE IB WARNER DRIVE ELEVATIONS & MATERIAL CONCEPTS



2800 28th Street, Suite 325, Santa Monica, CA 90405
T: 310-581-0900 | F: 310-581-0910 | www.hraadvisors.com

July 3, 2012
(with corrections, July 6, 2012)

Via Electronic Mail

Mr. Todd Tipton, AICP
Redevelopment Administrator
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232

Re: Summary of the “Opportunity Cost” Calculation for The Willows Master Plan

Dear Mr. Tipton:

Per your request, this letter provides a summary of the method HR&A Advisors, Inc. (HR&A) developed, on behalf of The Willows Community School (“The Willows”), and in response to a request from City of Culver City (“City”) staff, to calculate the “opportunity cost” to the City of permitting The Willows to expand its elementary school program located in the Hayden Tract area of the City as proposed in its Master Plan. That Master Plan is now pending consideration for Conditional Use Permit approval by City decision makers.

Background to the Opportunity Cost Issue

As you are aware, the “opportunity cost” issue dates from concerns expressed by City decision makers during the 2004 Land Use Element Update and the 2005 Zoning Code Update for the General Industrial (IG) District. It also arose in the context of the 2009 hearings on The Willows’ previous request for a CUP amendment, and in certain other land use cases in the Hayden Tract more recently. As we understand it, City decision makers are concerned that by permitting certain uses in the Hayden Tract, particularly tax-exempt uses, the City may be foreclosing revenue and other economic opportunities, despite other merits of the proposed uses.

Although the issue has been discussed on several occasions, the City has not adopted a formal policy for addressing it, nor has any official method for measuring “opportunity cost” been approved. For The Willows current entitlements application, HR&A was tasked with developing a method for calculating this cost for its pending Master Plan. We did exactly that, and prepared a report on this matter for The Willows and City staff in May 2011. The “opportunity cost” calculation resulting from that report, and subsequent calculation adjustments to reflect an allowance for potentially foregone sales tax revenue, as recommended by the Keyser Marston Associates (KMA), the City’s independent real estate advisor which reviewed the HR&A report, is the basis for the Public Benefit Payment that is included as a proposed condition of CUP approval in the pending entitlements proceedings. The following is a recap of that calculation method.

The Opportunity Cost Calculation Approach Developed for The Willows Master Plan

Following initial consultation with City staff and KMA, HR&A developed a calculation approach that measures the difference in City tax revenues that would be derived from implementation of The Willows’ Master Plan, as compared with the “next best alternative,” consistent with the general economic concept of “opportunity cost.” This required, first, identifying the “next best alternative” for Phase I of the Master Plan and for completed buildout of Master Plan. Because of the substantive differences between Phase I and buildout of the Master Plan, and the point in

Todd Tipton, AICP
 City of Culver City
 July 3, 2012

time at which these might occur, we identified two different “next best alternative” cases for comparison with the Master Plan.

Phase 1 of the Master Plan involves a relatively modest scale of development that would occur on property already owned or leased by The Willows, and does not involve change to any other adjacent property. But because future buildout of the Master Plan includes the eventual acquisition of two properties immediately adjacent to the existing school campus, commonly referred to as the Worldpac and California Stay properties, these properties were included in the evaluation, although no change to their current physical form or tax revenue yield was assumed in the short term. In the absence of City approval of Phase I, The Willows would continue to operate as it does today. Thus, the basis for the “next best alternative” was determined to be existing site conditions (including continued as-is use of the Worldpac and Cal Stay properties), which we called “Existing Willows + Existing Worldpac and Cal Stay.” And therefore, the “opportunity cost” to the City applicable to Phase I was defined as the difference in tax revenue that it would receive after implementation of Phase I, as compared with Existing Willows + Existing Worldpac and Cal Stay.

Master Plan buildout, on the other hand, envisions much more extensive construction and future acquisition of the Worldpac and Cal Stay properties. Under the proposed Master Plan, these existing one-story buildings on single land parcels would be demolished and built on for school purposes. In this case, then, there is a question about tax revenues the Worldpac and California Stay buildings could conceivably generate for the City, considering that the Master Plan might not be implemented for many years. But here again, it is important to note that the remainder of the property owned or leased by The Willows would continue to operate as an elementary school indefinitely, so there is no basis for evaluating any alternative use of those facilities.

Nevertheless, the question then became what to assume about potential future use of the Worldpac and Cal Stay buildings over the time frame associated with buildout of the Master Plan, were the potential acquisitions for the Master Plan not to occur. We first performed a residual land value analysis to test whether new two- or three-story construction would be financially feasible for either property, even if off-site parking was assumed, and we concluded that it was not. We then developed a re-use scenario for each building that assumed intensified, office-like uses similar to other industrial building conversions in the Hayden Tract, so that its potential tax revenue profile could be evaluated. And, inasmuch as The Willows would continue to operate on its existing campus just as it does today, even if the Master Plan were not to be approved by the City, that part of the site was assumed to remain in elementary school use under a no-project scenario. Thus, the “next best alternative” for use in evaluating buildout of the Master Plan became what we called “Existing Willows + Intensified Use of Worldpac and Cal Stay.”

Against this comparative framework, we then estimated the tax revenues that would be received by the City from all applicable sources. For Existing Willow, Phase I and Master Plan buildout, we utilized and extrapolated from data provided by The Willows for its existing operations (e.g., property tax data, utility use and tax payments). For analysis of both the existing conditions and “intensified use” of the Worldpac and California Stay properties, we relied on customary secondary data sources (e.g., property tax records), together with reasonable assumptions based on HR&A’s experience performing fiscal impact analysis for a wide range of development products. We then compared the estimated total tax revenues to the City from Phase I versus Existing Willows + Existing Worldpac and Cal Stay, and we compared the estimated tax revenues from operation of The Willows’ Master Plan at full buildout with Existing Willows + Intensified Use of Worldpac and Cal Stay.

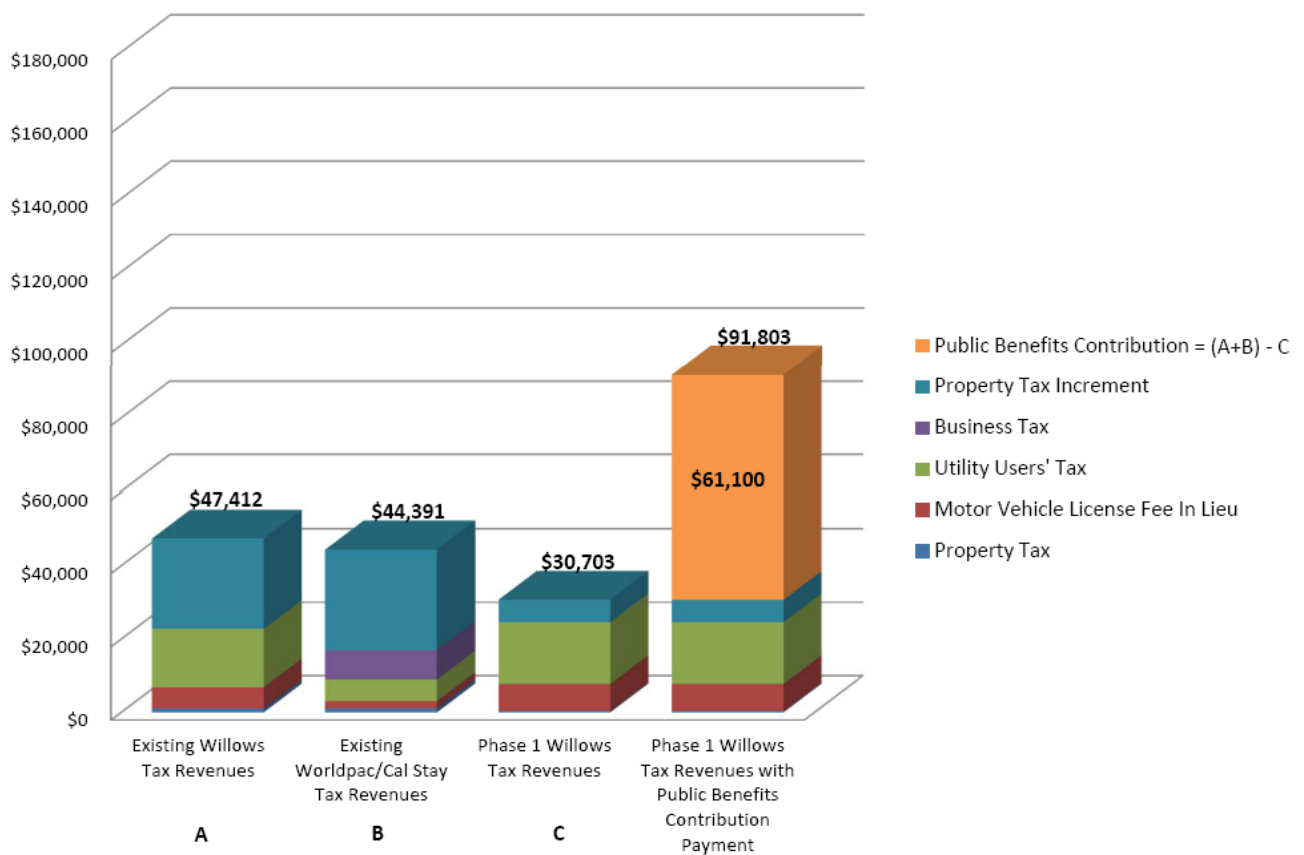
Todd Tipton, AICP
City of Culver City
July 3, 2012

The Opportunity Cost Calculation Results

After applying the analytic approach summarized above, HR&A concluded that implementation of both Phase I and building of the Master Plan would result in less tax revenue accruing to the City than under the “next best alternative” applicable to each point in time and scale of development. The result for Phase I was -\$61,100 as summarized in Figure 1.

Figure 1

Phase 1 – City Tax and “Opportunity Cost” Revenues

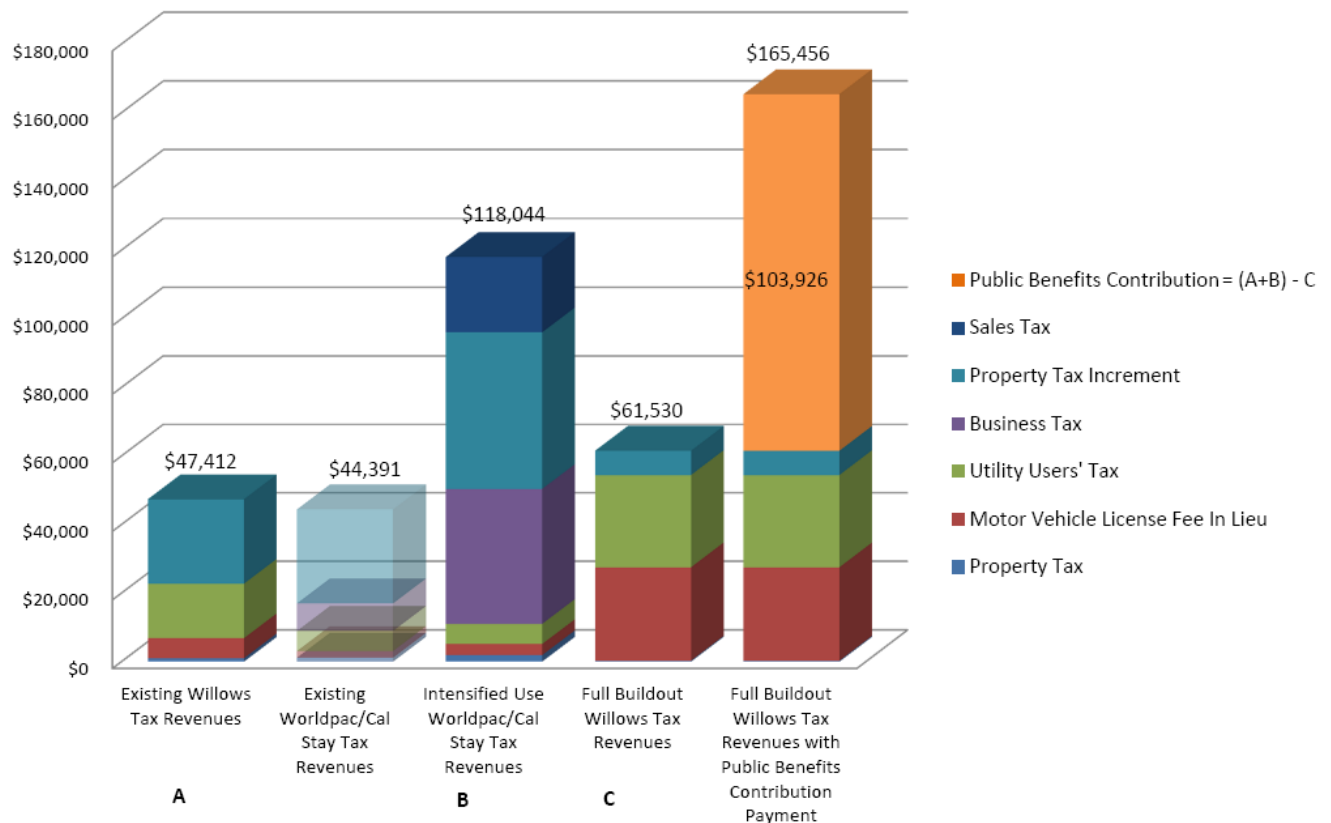


The result was -\$103,926 for buildout of the Master Plan, including Phase I, as summarized in Figure 2.

Todd Tipton, AICP
City of Culver City
July 3, 2012

Figure 2

Full Buildout – City Tax and “Opportunity Cost” Revenues



These results then became the basis for the Public Benefit Payment in the draft conditions of approval for the proposed CUP – i.e., \$61,100 for Phase I, plus one half the difference between the “opportunity cost” for full buildout and the Phase I payment, to be paid at acquisition of each of the Worldpac and California Stay properties (i.e., $(\$103,926 - \$61,100)/2 = \$21,413$). As also shown in the preceding figures, the City will still receive Phase I- and Master Plan-related tax revenues in addition to the proposed Public Benefit Contributions. And further, although not reflected in the Public Benefit Contribution, the City will also receive one-time tax revenues associated with construction. For Phase I, we estimated this amount would be about \$13,000 and about \$173,000 for buildout of the Master Plan.

Todd Tipton, AICP
City of Culver City
July 3, 2012

I hope the foregoing summary is useful for understanding the "opportunity cost" calculation approach we developed for The Willows Master Plan. I will be participating in The Willows' presentations to the Culver City Planning Commission and the City Council about this matter, and will be available to help answer any decision maker questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul J. Silvern". The signature is fluid and cursive, with a large initial "P" and "S".

Paul J. Silvern,
Partner

SUMMARY TABLE

CITY REVENUE ANALYSIS
 THE WILLOWS COMMUNITY SCHOOL
 CULVER CITY, CALIFORNIA

WILLOWS PROPOSED ANNUAL PAYMENT - FULL BUILDOUT

\$103,923

		<u>Total Revenues</u>	<u>Difference from Scenario 1</u>
I. SCENARIO 1 - WILLOWS PROJECT DEVELOPED	¹	\$55,615	
II. SCENARIO 2 - NEW OWNERS & HIGHER INTENSITY USE	²	\$106,760	\$51,145
III. SCENARIO 3 - NEW OWNERS & HIGHEST INTENSITY USE	³	\$164,477	\$108,863

¹ Scenario 1 represents the full buildout of the Willows Community School Master Plan. The Willows School will purchase both the Worldpac and CalStay buildings. These buildings will be demolished and replaced with buildings for school purposes.

² Scenario 2 represents the alternative in which the Willows School existing configuration and uses remain. However, this Scenario assumes that both the Worldpac and the CalStay buildings are sold to new owners. Furthermore, the buildings are converted to higher intensity uses generating more business tax and sales tax revenue.

³ Scenario 3 represents an alternative similar to Scenario 2. The existing Willows School configuration and uses remain. The Worldpac and CalStay buildings are sold to new owners. However, in this Scenario the new businesses are high sales tax generating uses.

TABLE 1

**SCENARIO 1 - WILLOWS PROJECT DEVELOPED
THE WILLOWS COMMUNITY SCHOOL
CULVER CITY, CALIFORNIA**

I. Annual Recurring Revenues to the City

A. Property Tax Payment

Total Taxable Assessed Value	\$1,143,353	
Property Tax Rate	1.00%	
General Property Tax	\$11,434	
(Less) County Admin Fee	(\$220)	
Net Property Tax	\$11,214	
City Property Tax Share	13.08%	
City's Property Tax Revenue		\$1,467

B. Motor Vehicle License Fee In-Lieu ¹

Total Assessed Value	\$61,817,908	
MVLF Rate	\$440.69 /\$1,000,000 in AV	
City's MVLF Revenue		\$27,243

C. Utility Users' Tax

Gross Building Area	83,534 SF GBA	
Utility Users' Tax Rate	\$2.76 /SF GBA	
Utility Users' Tax Revenue	\$230,554	
City's Percentage	11.00%	
City's Utility Users' Tax Revenue ²		\$26,905

D. Business Tax Revenue **NA**

E. Sales Tax Revenue **NA**

II. Total Recurring Revenues **\$55,615**

¹ The school use is tax-exempt for property tax purposes, but not for the purposes of the motor vehicle license fee.

² The utility users revenue was escalated at 3.0% per year for two years. Included in this calculation.

TABLE 2

**SCENARIO 2 - NEW OWNERS & HIGHER INTENSITY USE
THE WILLOWS COMMUNITY SCHOOL
CULVER CITY, CALIFORNIA**

I. Annual Recurring Revenues to the City

A. Property Tax Payment

Total Taxable Assessed Value	\$11,345,768	
Property Tax Rate	1.00%	
General Property Tax	\$113,458	
(Less) County Admin Fee	(\$2,178)	
Net Property Tax	\$111,279	
City Property Tax Share	13.08%	
City's Property Tax Revenue		\$14,556

B. Motor Vehicle License Fee In-Lieu ¹

Total Assessed Value	\$20,623,773	
MVLF Rate	\$440.69 /\$1,000,000 in AV	
City's MVLF Revenue		\$9,089

C. Utility Users' Tax

Willows GBA	58,669	SF GBA	
Utility Users' Tax Rate	\$2.46	/SF GBA	
Willows Utility Users' Tax Revenue			\$144,482
Commercial GLA	22,315	SF GLA	
Utility Users' Tax Rate	\$2.39	/SF GLA	
Commercial GLA Utility Users' Tax Revenue			\$53,267
Total Utility Users' Tax Revenue			\$197,749
City's Percentage			11.00%
City's Utility Users' Tax Revenue			\$21,752

D. City's Business Tax Revenue

Gross Receipts	\$13,126,110	
City's Business Tax Rate	0.30%	
City's Business Tax Revenue		\$39,378

E. Sales Tax Revenue

Annual Gross Sales ²	\$2,198,400	
City's Sale Tax Rate ³	1.00%	
City's Sales Tax Revenue		\$21,984

II. <u>Total Recurring Revenues</u>	\$106,760
--	------------------

¹ The school use is tax-exempt for property tax purposes, but not for the purposes of the motor vehicle license fee.

² Based on taxable sales of \$96.00 per square foot of GBA.

³ Assumes the City receives 1.00% of the gross taxable sales.

TABLE 3

**SCENARIO 3 - NEW OWNERS & HIGHEST INTENSITY USE
THE WILLOWS COMMUNITY SCHOOL
CULVER CITY, CALIFORNIA**

I. Annual Recurring Revenues to the City

A. Property Tax Payment

Total Taxable Assessed Value	\$11,345,768	
Property Tax Rate	1.00%	
General Property Tax	\$113,458	
(Less) County Admin Fee	(\$2,178)	
Net Property Tax	\$111,279	
City Property Tax Share	13.08%	
City's Property Tax Revenue		\$14,556

B. Motor Vehicle License Fee In-Lieu ¹

Total Assessed Value	\$20,623,773	
MVLF Rate	\$440.69 /\$1,000,000 in AV	
City's MVLF Revenue		\$9,089

C. Utility Users' Tax

Willows GBA	58,669	SF GBA	
Utility Users' Tax Rate	\$2.46	/SF GBA	
Willows Utility Users' Tax Revenue			\$144,482
Commercial GLA	22,315	SF GLA	
Utility Users' Tax Rate	\$2.39	/SF GLA	
Commercial GLA Utility Users' Tax Revenue			\$53,267
Total Utility Users' Tax Revenue			\$197,749
City's Percentage			11.00%
City's Utility Users' Tax Revenue			\$21,752

D. City's Business Tax Revenue

Gross Receipts	\$9,160,000	
City's Business Tax Rate	0.30%	
City's Business Tax Revenue		\$27,480

E. Sales Tax Revenue

Annual Gross Sales Tax ²	\$9,160,000	
City's Sales Tax Rate ³	1.00%	
City's Sales Tax Revenue		\$91,600

II. <u>Total Recurring Revenues</u>	\$164,477
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¹ The school use is tax-exempt for property tax purposes, but not for the purposes of the motor vehicle license fee.

² Based on taxable sales of \$400 per square foot of GBA.

³ Assumes the City receives 1.00% of the gross taxable sales.



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August 8, 2012

Hand Delivered

Mr. Todd Tipton, AICP
Redevelopment Administrator
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232

Re: Continuing Suitability of the Proposed Public Benefit Contribution for The Willows Master Plan Entitlements Conditions of Approval

Dear Mr. Tipton:

At your request, we reviewed the updated "opportunity cost" calculations prepared by Keyser Marston Associates (KMA) on behalf of the City of Culver City ("City") as they relate to The Willows Community School's ("The Willows") zoning-related entitlements applications that are pending before the City's Planning Commission. The KMA analysis differs from the opportunity cost calculations our firm prepared for The Willows in May 2011, because KMA's analysis reflects the changed City fiscal circumstances since the demise of the Culver City Redevelopment Agency on February 1, 2012, pursuant to State law. Our analysis was prepared prior to this event. The KMA analysis demonstrates that the proposed total public benefit contribution of \$103,926, based on our opportunity cost calculation (incremental payments of which are included in the proposed conditions of approval) exceeds the City's opportunity cost as measured today. Nevertheless, we believe that the total public benefit contribution is roughly proportional to the potential opportunity cost to the City from implementation of The Willows' Master Plan, as we calculated it, if the City were to also include in the opportunity cost calculation: (1) the possibility that the Willows V building owned by The Willows could be converted at some point in the future to intensified commercial office and retail use, if The Willows' applications were not approved by the City; and (2) the possibility that the California Stay, Worldpac and Willows V building, if re-used for commercial purposes, might also generate future retail sales tax revenue for the City at a much higher level than we estimated based on historical evidence, due to the continuing evolution of the Hayden Tract, and the recent completion of the first leg of the Expo Light Rail line to Culver City.

It is my understanding that, the KMA analysis notwithstanding, The Willows agrees to the proposed public benefit payment condition of approval, which reflects our original total opportunity cost estimate of \$103,926.

Sincerely,

Paul J. Silvern,

Partner



Culver CITY

ATTACHMENT 7
(310) 253-5710
FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

PROPOSED MITIGATED NEGATIVE DECLARATION

Project Title and File No.: Willows Community School (Zoning Code Amendment, ZCA P-2011154; Conditional Use Permit Modification, CUP/M P-2011156; and Mitigated Negative Declaration, MND P-2011155)

Project Location: 8479, 8509 Higuera Street; 8476, 8490, 8520 Warner Drive; and 8510 Warner Drive and 8525 Higuera Street

Project Sponsor: The Willows Community School

Project Description: Proposal for a Zoning Code Amendment to amend Section 17.230.015, Table 2-8 of the Culver City Municipal Code, to allow for the expansion of existing private schools located in the Industrial General (IG) Zone. Concurrently, a request for Modification to an existing Conditional Use Permit to permit the expansion of The Willows Community School onto the property at 8476 Warner Drive and an increase in student enrollment from 425 to 475; and a Development Agreement.

Environmental Determination:

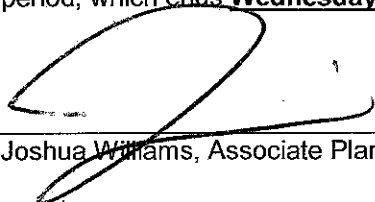
This is to advise that the City of Culver City, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this MITIGATED NEGATIVE DECLARATION based on the following finding:

- ☐ The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- ☒ The Initial Study identified potentially significant effects, but:
1. Revisions in the project plans or proposals made by, or agreed to by the applicant before this proposed MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY was released for public review would avoid the effects or mitigate the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 2. There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study, and any applicable mitigation measure, and any other material which constitute the record of proceedings upon which the City based its decision to adopt this MITIGATED NEGATIVE DECLARATION may be obtained at:

City of Culver City, Planning Division
9770 Culver Boulevard, Culver City, CA 90232

The public is invited to comment on the proposed MITIGATED NEGATIVE DECLARATION during the review period, which ends Wednesday, June 13, 2012.


Joshua Williams, Associate Planner

5/24/2012
Date



ATTACHMENT 7

(310) 253-5710

FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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

Project Title:	The Willows Community School		
Lead Agency Name & Address:	City of Culver City 9770 Culver Blvd., Culver City, CA 90232		
Contact Person & Phone No.:	Joshua Williams, Associate Planner (310) 253-5706		
Project Location/Address:	<i>The Willows Community School:</i> 8509 Higuera Street, 8479 Higuera Street, 8520 Warner Drive, 8490 Warner Drive and 8476 Warner Drive; <i>World Pac:</i> 8510 Warner Drive; and <i>California Stay:</i> 8525 Higuera Street.		
Nearest Cross Street:	Hayden Avenue and Higuera Street; Hayden Avenue and Warner Drive	APN:	4205-024-018, 4205-024-014, 4205-024-002, 4205-024-021, 4205-024-005; 4205-024-020; 4205-024-011.
Project Sponsor's Name & Address:	The Willows Community School 8509 Higuera Street Culver City, CA 90232 Attn: Lisa Rosenstein (Phone: 310-815-0411)		
General Plan Designation:	Industrial Park	Zoning:	Industrial General (IG)
Redevelopment Project Area:	Redevelopment Project Area No. 3		
Overlay Zone/Special District:	None		

Project Description and Requested Action: *(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)*

The Willows Community School (the "Applicant") is requesting a Zoning Code Text Amendment, a Development Agreement, and a Modification to a Conditional Use Permit to allow for the expansion and phased development of the private school.

This Mitigated Negative Declaration was previously issued on June 7, 2011 by the City of Culver City Redevelopment Agency, acting as lead agency under the California Environmental Quality Act (CEQA). With the changes to State Redevelopment law, the Redevelopment Agency was dissolved effective February 1, 2012. As a result, this MND is being reissued by the City of Culver City, acting as lead agency, with respect to the project described in the prior MND. Modifications from the previously approved MND consist of the following:

1. City as Lead Agency. The City is the lead agency for purposes of this Mitigated Negative Declaration. Comments related to the MND should be directed to Joshua Williams, Associate Planner at the address specified above.

2. Deletion of the Owner Participation Agreement (OPA). As the Redevelopment Agency has ceased to exist, an OPA will not be prepared. Matters previously addressed by the OPA will, at the discretion of the City, be included in a Development Agreement.

3. Change of Comprehensive Plan to Master Plan. The City has determined that a Comprehensive Plan is not required for this project. Instead, the City has requested that the Applicant prepare a Master Plan document providing details on the Phase I development and conceptual plans for Phases II and III, as contemplated for the school's future development. The Master Plan will supplement the request for the Modification to the Conditional Use Permit.

None of the changes described above affect or modify the environmental analysis described in the prior MND or result in any changes in the extent of environmental impacts related to the project.

The Zoning Code Amendment (the "ZCA") to Section 17.230.015 of the Culver City Municipal Code pertains to Private Schools in the Industrial General (IG) zone. Presently, private schools are not a permitted use in the IG zone. Existing private schools are considered legal non-conforming uses and are not permitted to expand. The proposed ZCA will add a footnote to the Table 2-8-Land Use to allow an existing private school in the IG Zone, operating under a previously approved Conditional Use Permit (CUP), to modify its physical facilities and operations subject to the approval of a Modification to their CUP. Concurrently, the request will include a Modification to the Applicant's existing CUP to allow for the removal of one building, the construction of a surface parking lot to serve the school, and the addition of 50 students (25 students immediately after approval of the entitlements and 25 additional students after completion of tenant improvements and construction of the surface parking lot). In addition, the Applicant is requesting to enter into a Development Agreement with the City for the proposed phased development of the Willows Community School site, which at completion will encompass seven parcels, totaling approximately 109,000 square feet of lot area.

The Modification to the Conditional Use Permit includes a Master Plan document that identifies a development plan for Phase 1, which includes the removal of an existing building located at 8476 Warner Drive and the construction of a surface parking lot to accommodate additional on-site parking for the School. Phase 1 also proposes to add 50 students to the school's current enrollment of 425 students, for a total of 475 students.

Conceptual development scenarios for Phases 2 and 3, occurring over a 20 year period, include the acquisition of two abutting parcels, the demolition of existing outdated structures and the construction of new school buildings, and the addition of new landscaping and play areas. Phase 2 and 3 will also include the addition of 100 additional students bringing the school's maximum enrollment to 575 students.

Existing Conditions of the Project Site:

The Willows Community School is comprised of five parcels with the addresses 8479 and 8509 Higuera Street; and 8476, 8490 and 8520 Warner Drive. Presently, all parcels are developed with school uses except for 8476 Warner Drive, which is presently developed with a single story, 6,332 square foot building that has remained empty since it was vacated by a gymnastics school.

The School site is improved with five buildings, four of which are used for school operations (as noted above, the fifth building located at 8476 Warner Drive is owned by the School but is not currently occupied). The School site also includes a 33-space surface parking lot accessible off of Higuera Street and limited landscaped and play areas which are located in an internal courtyard area surrounded by school buildings to the east, west, and north, and the surface parking area to the south. The building located at 8509 Higuera Street includes approximately 10,984 square feet of floor area and is occupied by kindergarten through second grade classrooms, offices and mechanical space. The property at 8479 Higuera Street is developed with an 8,819 square foot building which contains classrooms for third through fifth grades, offices and a library. The building located at 8490 Warner Drive includes 13,270 square feet of floor area and contains the school's sixth through eighth grade classrooms. The building also includes a large multi-purpose room and a rooftop playground and eating area. The property located at 8520 Warner Drive is developed with a 19,264 square foot building housing the school's gymnasium, a theater, music rooms, and office and storage space.

The two buildings located at 8525 Higuera Street and 8510 Warner Drive, occupied by California Stay and World Pac, respectively, have been identified for potential purchase and redevelopment by the Willows Community School as part of the conceptual development plan for Phase 3 of the Master Plan. Both buildings are currently occupied by light industrial and office uses.

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

The project site is located in the Hayden Tract, within the Industrial General (IG) Zoning District. Abutting properties to the west and east are primarily developed with single story buildings occupied by light industrial, warehouse and office uses. The property to the north of the project site at 8511 Warner Drive is developed with a large surface parking lot known as the Warner Lot. The Warner Lot presently serves as off-street parking for a number of surrounding businesses in the Hayden Tract. It has been entitled for development with a multi-level parking structure and commercial retail center. To the south of the subject property across Higuera Street, the properties are developed with light industrial and warehouse uses surrounded by surface parking lots. The property located at 8550 Higuera Street was occupied by Discus Dental, and is now proposed for use as offices and the construction of a parking garage.

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:

- | | |
|--|---|
| ☐ Aesthetics | ☐ Mineral Resources |
| ☐ Agriculture Resources | ☐ Noise |
| ☐ Air Quality | ☐ Population / Housing |
| ☐ Biological Resources | ☐ Public Services |
| ☐ Cultural Resources | ☐ Recreation |
| ☐ Geology /Soils | ☐ Transportation/Traffic |
| ☐ Hazards & Hazardous Materials | ☐ Utilities / Service Systems |
| ☐ Hydrology / Water Quality | ☐ Mandatory Findings of Significance |
| ☐ Land Use / Planning | |

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

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
Responses:				
a) - c) <u>Less Than Significant Impact.</u> There are no scenic vistas or resources in the vicinity of the Willows Community School. No significant adverse impacts relative to scenic vistas and resources will occur because of the proposed project. The Zoning Code Amendment (ZCA) will allow a previously existing private school, operating under a Conditional Use Permit (CUP), to request a modification to its CUP in order to expand its operations. The project site is presently developed with multiple buildings and surface parking lots occupied by the school and commercial/industrial uses. The approval of the ZCA and Modification to the Conditional Use Permit will result in the removal of the building at 8476 Warner Drive, and the redevelopment of the site as a surface parking lot to service the school (Phase I). The project will also result in the addition of 50 additional students, increasing the student enrollment to 475 students. The Master Plan document includes conceptual development and enrollment plans for Phases II and III, which are intended to provide a path for development over the next 20 years. The Master Plan document identifies scenarios for expansion and development of the School property, requested through future Modifications to the Conditional Use Permit. The heights, massing, setbacks, and architecture of new buildings will be similar to existing structures and will conform to Zoning Code regulations. Therefore, the project impacts will be less than significant.				
d) <u>Less than significant impact.</u> During Phase 1 of the school's proposed development, no additional lighting would be provided on the Willows School site except for security lighting in the new parking lot along Warner Drive (the former Willows V building). As envisioned in the Master Plan document, during Phase 2 the Willows III building (8479 Higuera Street) would be removed and additional parking would be located on a portion of the cleared site. A new building would occupy the remainder of the cleared Willows III site. The envisioned scenario for Phase 3 includes the removal of the Willows I building (8509 Higuera Street), and the acquisition and removal of the WorldPac Building (8510 Warner Drive) and the California Stay Building (8525 Higuera Street), and the construction of new school buildings in their place. All lighting associated with the new buildings and parking area will be required to comply with Section 17.300.040 of the Zoning Code (Outdoor Lighting), which requires that exterior lighting be directed downward and away from adjoining properties and public rights-of-way.				
In addition, the types of materials used in the architectural design of the new buildings will be similar to those already found on the school site. The project will not, as proposed, introduce substantial sources of light and glare onto abutting properties or the surrounding neighborhood. Therefore, the project impacts will be less than significant.				
Mitigation Measure(s): None Required				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: 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. 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒
Responses:				
a) - e) <u>No Impact</u> . The project area, comprised of those areas located in the Industrial General zone and developed with a private school and industrial uses, is predominantly urbanized and is surrounded by existing disturbed land and development. The Culver City General Plan Land Use Element Map identifies no agricultural land or uses within the city boundaries. 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 forest land into another use, as the project site is located in a fully-developed urbanized area. Therefore, no impact would occur.				
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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Responses: a) <u>Less Than Significant Impact.</u> 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 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 the 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. The project does not include the development of housing or new infrastructure. The project would add 150 students and 12 staff members over a 20 year period, as envisioned in the school's Master Plan document. The project under consideration in this instance will result in the removal of one structure (8476 Warner Drive, also known as Willows V) and an increase of the student enrollment from 425 students to 475 students. The increase in student population would serve the existing need for school services and employment in the project region. Thus, the project will not induce substantial growth. The project will not result in population, housing, or employment growth in excess of what was considered for the project site and the City in the AQMP. Therefore, the project will be consistent with the AQMP, and no significant impact related to the project will occur. b) <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. Analysis of daily construction and operational emissions was prepared by CAJA Environmental Services (2011) using the California Emissions Estimator Model (CalEEMod) recommended by SCAQMD. <u>Construction Emissions.</u> The proposed project will generate pollutant emissions from the following construction activities: 1) demolition, grading and excavation; 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 and grading would primarily generate PM₁₀ emissions. Mobile source emissions (use of diesel-fueled equipment onsite, and traveling to and from the project site) would primarily generate nitrogen oxide (NO_x) emissions. 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 the CalEEMod analysis of peak construction days for each of the construction activities. Therefore, project impacts will be less than significant. <u>Operational Emissions.</u> Operational emissions generated by both stationary and mobile sources will result				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 emissions will be generated by vehicles travelling to and from the project site. Based on the analysis using CalEEMod software, the amount of emissions generated by operational activities will not exceed SCAQMD thresholds for any phase of development. Therefore, impacts associated with operational emissions from the project will be less than significant. c) <u><i>Less Than Significant Impact.</i></u> 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. As discussed in the response to III.b (above), the proposed project will not generate emissions from construction or operational activities in excess of SCAQMD thresholds (SCAQMD CEQA Handbook, 1993; Revised March 2011). 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. d) <u><i>Less Than Significant Impact.</i></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 healthcare facilities; rehabilitation facilities; convalescent centers; hospitals; retirement homes; and residences. The average peak daily emissions generated within the project site during the construction phases would not exceed the applicable construction localized significant thresholds (LSTs). The SCAQMD defines a localized significance threshold as “the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor, taking into consideration ambient concentrations in each source report area (SRA), project, size, distance to the sensitive receptor, etc.” LSTs are provided for each of SCAQMD’s 38 source receptor areas at various distances from the source of emissions. The project site is located within SRA 2, which covers the Northwest Coastal Los Angeles County Area. To determine the significance of operational emissions generated by the project, the net operational emissions of the Project were compared to SCAQMD’s operational LSTs. The use of operational LSTs is limited because they only consider stationary or on-site operational activities associated with the project site. Trips to and from the project site are not included in the SCAQMD analysis. Analysis of operational emissions generated by the project (see III.b, above) shows that the project will not exceed the established SCAQMD localized thresholds for NO_x, CO, PM₁₀, and PM_{2.5}. A separate analysis looked at localized emissions associated with motor vehicle trips generated by the project. The analysis prepared by CAJA Environmental Services used the CALINE4 (http://www.dot.ca.gov/hq/env/air/pages/calinesw.htm) screening procedure to analyze four intersections in the immediate vicinity of the project site: National and Washington; Jefferson and Washington; Robertson and Washington; and Jefferson and Rodeo. Based on anticipated trips generated by the project in addition to traffic growth associated with cumulative development, the future 1-hour and 8-hour CO concentrations near the four intersections will not exceed federal or state ambient air qualities. Therefore, project impacts related to CO concentrations from vehicle trips will be less than significant. e) <u><i>Less Than Significant Impact.</i></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. <u>Mitigation Measure(s):</u> None Required.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐
<u>Responses:</u>				
a) - f) <u>Less Than Significant Impact.</u> The project area is located in an urbanized area that is developed with commercial, light industrial and parking land uses. The site does not include any habitat that would support sensitive plant or animal species. There is no riparian habitat or other sensitive natural community on the site. The project site supports no federally-protected wetlands or waters of the United States as defined by Section 404 of the Clean Water Act. The project site is completely surrounded by development and within an urbanized area and has not been identified as part of a resident migratory wildlife corridor or wildlife nursery site. The expansion of school operations will not result in a substantial effect on habitat for any protected species and will not impact any wetland areas, therefore development of the project site will result in less than significant impacts.				
<u>Mitigation Measure(s):</u> None Required.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
Responses:				
a) <u>Less Than Significant Impact.</u> The analysis of project impacts related to historical resources is based on the <i>Willows Community School Historical Report</i>, prepared by Galvin Preservation Associates (March 2011). The historical report analyzed the five existing buildings owned or leased by the Willows Community School and the two buildings abutting the site (8510 Warner Drive and 8525 Higuera Street) identified for future expansion. The report identified that the buildings located at 8479 and 8509 Higuera Street and 8490 and 8510 Warner Drive have been substantially altered and lack sufficient integrity for individual landmark designation at the national, state, and local levels. Therefore they do not merit further evaluation. The buildings located at 8525 Higuera Street and 8476 and 8520 Warner Drive remain substantially intact. However, based on the Historical Report, none of the buildings appear to be historically, culturally, or architecturally significant. None of the five buildings located on the existing school site, nor the two buildings proposed for future expansion are listed as landmarks at the national, state, or local levels, nor have they been identified as being potentially significant in any historic resource survey for the area. None of the buildings are historic buildings subject to CEQA. Therefore, the proposed project will not cause substantial adverse change in the significance of a historical resource.				
b) - d) <u>Less Than Significant Impact with Mitigation.</u> While the project will result in the removal of existing buildings and the disturbance of land, it is unlikely that archaeological, paleontological or human remains will be discovered. During the original construction and development of the area, resources of this nature were likely to have been encountered and removed. However, in order to ensure that project impacts will be less than significant the project will be subject to Mitigation Measure CR-1 in the event that unknown resources are encountered during construction.				
Mitigation Measure(s): Because the project could result in potentially significant impacts related to cultural resources, the City requires implementation of following Standard Mitigation Measure to ensure that no significant impacts would occur:				
CR-1: If any archaeological materials, paleontological materials, or human remains are encountered during the course of the project development, work in that area must be halted and the City of Culver City must be notified. Prior to resumption of work, a Phase 1 Archaeological/Paleontological Survey shall be completed and submitted to the Planning Division and Building Safety Division for review. If the Phase 1 Archaeological/Paleontological Survey indicates the presence of archaeological and/or paleontological resources, then an archaeological and/or paleontological professional(s), approved by the City, shall monitor				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
all phases of excavation for the project site. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist and paleontologist have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City. If the human remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.				

VI. GEOLOGY AND SOILS – Would the project:

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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Responses:

- a)
- i) No Impact. The Willows Community School is not located within a state designated Alquist-Priolo Zone. Therefore, no impacts will result.
 - ii) Less Than Significant Impact. Development of the project site with new buildings would expose future users/tenants to seismic ground shaking. However, conformance with the City's Municipal Code and the International Building Code (IBC) will minimize potential impacts to buildings and the building occupants from seismic ground shaking. Therefore, project impacts will be less than significant.
 - iii) Less Than Significant Impact with Mitigation. The analysis of seismic-related ground failure, including liquefaction is based on the *Report of Preliminary Geotechnical Evaluation*, prepared by Mactec, for the proposed project. The report assessed the potential for liquefaction at the project site. Based on testing of soils taken from borings at the project site, the potential for liquefaction at the project site is low. However Mactec recommends the following actions: 1) provide further testing for liquefaction by preparing additional borings prior to the final design and construction of buildings on-site; and 2) implement Mitigation Measures GS-1 and GS-2, in order to reduce potential impacts related to liquefaction to less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) <u>No impact.</u> The project site and surrounding area are relatively flat and are not subject to landslides. Therefore, no impacts will result.				
b) <u>Less Than Significant Impact.</u> During construction, grading would expose minimal amounts of soil for a limited time, allowing for possible erosion. Although the project development has the potential to result in minor erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of erosion controls imposed during grading and construction. Runoff associated with the project would be directed to landscape areas and/or pre-manufactured stormwater quality best management practices (BMPs) for infiltration and water quality purposes or directed to an impervious drainage system. While the construction and related ground disturbance will alter the existing drainage patterns on the site, the standard erosion control measures identified will reduce the project impacts to less than significant.				
c) <u>Less Than Significant Impact with Mitigation.</u> Analysis by Mactec of sample borings has indicated that the potential for liquefaction on the project site is low. However, Mactec recommends additional borings be tested prior to final design and construction of the proposed structures. With the implementation of Mitigation Measures GS-1 and GS-2, impacts related to geology and soils will be less than significant.				
d) <u>Less Than Significant Impact with Mitigation.</u> Based on the analysis by Mactec, the upper soils located on the project site are not considered to be expansive and would not cause damage to at-grade buildings. Mitigation Measures GS-1 and GS-2 require additional borings be tested to determine if soils at a lower level and located in other areas on the project site may be subject to expansion. With the implementation of the two mitigation measures, impacts related to expansive soils will be less than significant.				
e) <u>No Impact.</u> The project will not utilize septic tanks or alternative wastewater disposal systems. It will be served by City of Culver City wastewater services. Therefore, there will be no impacts.				
Mitigation Measure(s): With implementation of the following mitigation measures, Project impacts related to geology and soils will be less than significant: GS-1: Prior to issuance of a grading permit by the City, the Applicant shall submit to the City, for review and approval, a comprehensive geotechnical investigation for the project, including additional soil borings. GS-2: The design and construction of the project shall occur in accordance with the applicable recommendations identified in the comprehensive geotechnical investigation.				
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
Responses:				
a) – b) <u>Less Than Significant Impact.</u> The <i>Greenhouse Gas Inventory and Analysis</i> prepared by CAJA Environmental Services identifies that the greenhouse gas emissions associated with the proposed project construction and operation 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.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The emissions generated by the 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 the 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 CO₂ 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 the State could pursue to reduce climate change GHGs. These are strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met with existing authority of the State agencies. In analyzing potential impacts related to the 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. Project <u>construction</u> will result in the following CO₂e emissions (metric tons/annual): • Phase 1: 5,155.5 • Phase 2: ○ 2018 – 2,123.20 ○ 2019 – 1,613.35 • Phase 3: ○ 2028 – 4,420.74 ○ 2029 – 3,160.38 Project <u>operations</u> will result in the following CO₂e emissions (metric tons/annual): • Phase 1: Mobile emissions – 1,024.49 • Phase 2: Energy emissions – 72.44 Mobile emissions – 1,331.77 • Phase 3: Energy emissions – 132.80 Mobile emissions – 403.89 The project's impacts from GHG emissions will be less than significant due to the improved sustainability of modern construction and design compared to the existing buildings on-site. It is anticipated that greenhouse gas emissions would be reduced by the following sustainable design and construction features integrated into the project: Zero Waste – High Recycling: Efforts to exceed the 50 percent goal of recycling would allow for additional reductions in climate change emissions. The project will be subject to the requirements of AB 939 (The Integrated Waste Management Act), which required cities to divert at least 50 percent of solid waste away from the landfills through a variety of measures. The City is currently exceeding the State-mandated 50 percent and has set a target of 70 percent diversion by 2015. The project will be subject to all applicable State and City requirements for solid waste reduction.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Water Use Efficiency: Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use will reduce greenhouse gas emissions. The project will be designed with water saving and energy efficient features. Building Energy Efficiency Standards in Place and in Progress: The project will be required to be constructed in compliance with the standards of Title 24 (The Energy Efficiency Standards for Residential and Non-Residential Buildings) that are in effect at the time of development. Smart Land Use and Intelligent Transportation Systems (ITS): The project includes the development of parcels that have already been developed and are served by existing roadway infrastructure and transit. The project will provide school services and employment for people living in the project area/region, thereby encouraging a jobs/housing balance for the City. Green Building Initiative/ Green Building Strategy: The Green Building Executive Order, S-20-04 sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. In order to achieve the 20 percent reduction target, the project will be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development. In addition, development under all phases will be guided by Leadership in Energy and Environmental Design (LEED) principles and could incorporate design elements such as: green wall systems, natural lighting strategies, photovoltaic panels, post-consumer materials, and high fly-ash concrete. New landscaping will be designed to incorporate low-water native plants, with a water-saving irrigation system. California Solar Initiative: Although solar roofs are not proposed as part of the project, the design of the new school structures will not preclude the installation and use of solar equipment in the future. Energy Efficiency: The ARB recommends that projects maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy implementation mechanisms. In order to meet energy efficiency standards, the project will be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development. Mitigation Measure(s): None Required.				

VIII. HAZARDS AND HAZARDOUS MATERIALS –Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school??	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Responses:

a) Less Than Significant Impact. 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 transport of these materials, typically sold as consumer goods, would 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.

b) Less Than Significant Impact. According to the California Department of Toxic Substances Control (DTSC), the school site was vacant or used for agricultural purposes until the mid-1940s. Between that time and the early/mid-1990s, the school site was used for light industrial purposes, including a plastics factory until the 1970s. An environmental investigation and some remediation work were performed at the school site in 1995 and 1996. The investigation identified chlorinated solvent contamination at the southerly portion of the site in both shallow soil and groundwater (at approximately 25 feet below ground surface). A soil vapor extraction system was installed to address the contamination in shallow soil, and that system operated off and on over an approximately six-month period between 1995 and 1996.

A completion report was submitted to the Los Angeles Regional Water Quality Control Board (RWQCB) in March 1996. The RWQCB then requested additional confirmation sampling, and a limited amount of soil vapor sampling was performed. In a June 1996 letter, the RWQCB noted that residual concentrations were below then available interim screening values and no further action was required in connection with the soil contamination, but no closure was provided in regards to groundwater since the remediation system had not been designed to address the groundwater aspect of the site.

During the spring and summer of 2007, the school engaged Geomatrix to perform additional site investigation work as part of the school's pre-purchase due diligence. That work included soil, groundwater, and soil gas sampling; indoor and ambient air sampling; and preliminary feasibility analysis on various remedial options. Geomatrix's data confirmed significant residual levels of chlorinated solvents in soil gas samples 5 to 15 below grade; limited soil contamination; and limited VOC impacts in perched groundwater.

RWQCB recommended installation of a soil vapor extraction system, which was installed at the school site and is currently in operation. On-going operation and maintenance reports are prepared and submitted to DTSC on a quarterly basis. Through continued use of the existing soil vapor extraction system and reporting, the project will not result in any substantial hazards. The project will not create a significant hazard to the public through new or ongoing operations and therefore impacts will be less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	<u>No Impact.</u> The types of potentially hazardous materials associated with the project include solvents, paints, petroleum products and pesticides that would be used in the construction and operation of the project. All potentially hazardous materials will be contained, stored and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, the project will not result in any impacts.				
d)	<u>No Impact.</u> The school is not located on a site which is included on a list of hazardous materials 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>Less Than Significant Impact.</u> The project will not inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. The project will comply with all applicable City policies related to disaster preparedness and emergency response. 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 the 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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐
Responses:				
a) <u>Less Than Significant Impact.</u> The project does not include any point-source discharge. The project development 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 result in less than significant impacts related to this issue.				
b) <u>Less Than Significant Impact.</u> The project site is fully developed and covered almost entirely by impervious surfaces in the form of building and parking lot areas. 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. In addition, water usage for the project will not be supplied through the depletion of groundwater supplies. Therefore, the project will result in less than significant impacts.				
c) – e) <u>Less Than Significant Impact.</u> The project includes the removal of an existing structure in Phase 1 with the potential removal and construction of structures in Phases 2 and 3. The project will not increase the amount of impervious surfaces on the site, and as proposed, may result in additional landscaped areas that will allow greater ground infiltration, thereby reducing run-off. As proposed, the run-off associated with the project will be either directed to landscaped areas and/or pre-manufactured storm water quality BMPs for infiltration and water quality purposes or directed to the stormdrain system. As such, the alteration of the existing drainage pattern would not result in substantial erosion or siltation on- or off-site. The project will also not result in any increase in runoff to local stormdrains. Therefore, project impacts related to altering drainage patterns will be less than significant.				
f) <u>Less Than Significant Impact.</u> For each project construction phase, the applicant will 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. For construction activities disturbing more than one acre (proposed Phases 2 and 3), the project applicant will be required to prepare and implement a Standard Urban Stormwater Management Plan (SUSMP), in accordance with the National Pollution Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with construction activity. The SUSMP would detail the treatment measures and BMPs to control pollutants and would include an erosion plan that outlines erosion and sediment control measures that would be implemented during the construction and post-construction phases of the project development. The SUSMP would also describe the post-construction BMPs used to reduce pollutant loading in runoff and percolate once the site is occupied and would set forth the BMP monitoring and maintenance schedule. It will also identify responsible entities during the construction and post construction phases. Preparation of the SWPPP and SUSMP 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.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) Less Than Significant Impact. The project site is located within the Mulholland Dam Inundation Zone. The project will not impede escape routes or access of emergency vehicles in the event of a major flood incident. The project will adhere to all emergency procedures to minimize impacts to building occupants
- j) Less Than Significant Impact. The project site is located at a significant distance to the nearest coastal area subject to tsunami and seismic sea waves, and has not been identified as being within range of potentially damaging waves. In addition, the project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced failures or seiches or wave oscillations in an enclosed or semi-enclosed body of water. Therefore, impacts are less than significant.

Mitigation Measure(s): None Required

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

Responses:

- a) and c) No Impact. The project site is currently developed with the Willows Community School and two commercial industrial businesses. The project (specifically, the phased development of the Willows School and its entitlements) will not physically divide an established community. The project site, located within the Industrial General zone, is not subject to a habitat conservation plan or natural community conservation plan.
- b) Less Than Significant Impact. The project will include the phased development of the Willows Community School. The applicant is requesting approval of a Zoning Code Amendment, a Modification to a Conditional Use Permit Modification, which will allow the existing private school the opportunity to modify and expand the schools' facilities and operations, and a Development Agreement. Because of the industrial nature of the area, the presence of sensitive receptors (i.e., school children) may limit the opportunities for new industrial uses to locate within the immediate vicinity of any school site. In addition, the conversion of the industrial zoned land into a school use will remove the opportunity for new industrial manufacturers and similar businesses that work with hazardous materials to locate in the area. However, the number of pollutant emitting industrial uses within a 1,000-foot radius of the project site and the other two private school uses is relatively low – between four and seven uses. These uses were varied, and included small manufacturers, automotive and auto-body repair, and a dry cleaning operation facility. A further review of businesses adjacent to the private school sites identified several manufacturing operations, but primarily entertainment production, creative offices, warehousing, and import/export businesses. These businesses could be characterized as “clean industries”. The presence of these clean industries will not impact the operation of the school.

Furthermore, the project will be consistent with the City of Culver City's General Plan. The General Plan's Land Use Element, Policy 23.H, proposes an appropriate range of uses and standards for the Hayden Tract (the location of the Willows Community School) that will “encourage viable and creative development and minimize environmental hazards”. Policy 5.C encourages development of cultural, educational, and entertainment uses that will provide leisure activities for Culver City's residents and enhance the image of

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the City. Policy 8.B seeks to ensure that development impact fees mitigate all resultant costs burdened on City infrastructure and services. Lastly, Policy 6.B seeks to reduce pressure on on-street parking through private and public off-street parking facilities. As part of the application, the applicant is requesting a Zoning Code Text Amendment to permit existing private schools within the Industrial General zone the opportunity to request a modification to their existing conditional use permits (CUPs). The Applicant is also requesting a modification to the existing CUP to allow for an increase of 150 students and 12 employees over the 20 year phased development of the school, as proposed in the Master Plan. The proposed phased development will be consistent with all height, massing, setback, and parking requirements of the Zoning Code. Impacts related to the phased development of the project site will be less than significant. Overall, environmental impacts due to the presence of the private school within the IG Zone will be minimal. 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? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |

Responses:

- a) - b) Less Than Significant Impact. The Project will not result in any disturbance to known mineral resources in the immediate vicinity. The project area is predominantly urbanized and is surrounded by existing disturbed land and development. The area adjacent to the Willows Community School is located in the Industrial General zone and is presently developed with other uses.

Mitigation Measure(s): None Required.

XII. NOISE --Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | ☐ | ☐ | ☒ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

- a) Less Than Significant Impact. 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 phased construction of the project will require the use of heavy equipment for demolition, grading and excavation as part of activities related to the construction of the foundation and building fabrication. During construction, activities will not be constant. A different mix of equipment operating and noise levels will vary based on the amount of equipment in operation and the location of each activity.

Land uses on the properties surrounding the project site are primarily developed with light industrial, office and warehouse uses, which are not considered noise sensitive. Due to the use of construction equipment during the construction phase, the project will expose students and staff associated with the school to increased ambient exterior noise levels. The project applicant will also notify surrounding residential communities 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 noise levels associated with construction activities will be less than significant.

During the ongoing operation of the project, on-site operational noise will typically be generated by heating, ventilation, and air conditioning (HVAC) equipment. However, the noise levels generated by this equipment will not be substantially greater than those generated by existing HVAC equipment serving the school site. Additionally, the design and construction of the new school structures will have to comply with Title 24 of the California Code of Regulations, which requires interior noise levels not to exceed 45 dBA. Through compliance with Title 24, occupants (i.e., students, faculty and staff) will not be exposed to excessive interior noise levels. Therefore, project impacts related to on-site noise will be less than significant.

Lastly, the Applicant submitted data related to noise arising from traffic generated by the project. The Traffic Noise Model lookup tables developed by the Federal Highway Administration (FHWA) were used to estimate existing (2010) and future (2015 and 2020) traffic noise levels during the morning peak hour, school peak hour, and afternoon peak hour along the roadways associated with the study intersections both with and without the project's anticipated traffic. The results of the modeling show that traffic associated with the project will not result in a noticeable increase in noise levels at any of the studied intersections. Therefore, project impacts related to traffic noise will be less than significant.

- b) Less Than Significant Impact. During construction of the project, the use of machinery including bulldozers, trucks, drills, etc. will be typical. The amount of groundborne vibration that is created by the use of equipment during the construction of the project, although noticeable, is not excessive. Additionally, construction of the project will occur intermittently over several months and over several phases, lessening the impact of prolonged vibration or noise. In regards to the operation of the school, uses of this type, specifically educational facilities, do not generate strong ground vibrations or noise. Thus, the project will not result in impacts related to groundborne vibration or noise and will therefore be less than significant.
- c) Less Than Significant Impact. The project site is presently developed with the Willows Community School. The project includes the phased development of the school, with the immediate consideration for the addition

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
of 50 students and the removal of the Willows V building (8476 Warner Drive) and construction of a surface parking lot and play area. . Future phases may also include an increase in enrollment to 575 students and the expansion of school operations onto sites with existing light industrial uses, as envisioned in the school's Master Plan for development over the next 20 years. While the addition of students may result in an increase in the use of the playground facilities where noise is typically generated, the staggered scheduling of play area usage will maintain noise at current levels. In addition, conceptual plans for future site development as part of Phases 2 and 3 envision a central playground area surrounded by school structures on all four sides, which would help to muffle noise, thereby reducing potential noise impacts on abutting properties. The 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. d) <u>Less Than Significant Impact.</u> The project will result in periodic increases in ambient noise levels during construction and demolition activities related to the phased development of the project. As noted previously, all construction activities will comply with the Municipal Code regarding hours of construction. In addition, notice will be placed at the construction site providing contact information for the Applicant and the City should there be concerns or complaints regarding ongoing noise issues at the project site. e) <u>No Impact.</u> The project site is not located within an adopted airport land use plan or within two miles of an airport. The project will not expose people in the project area to excessive noise levels, therefore there is no impact. f) <u>No impact.</u> The project is not located within the vicinity of a private airstrip, therefore there is no impact. 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Responses:

- a) Less Than Significant Impact. The project includes the phased development of the Willows Community School with an expansion of school operations and facilities to accommodate 150 additional students over a 20 year period, increasing the school enrollment to 575 students. While the project does not involve the addition or removal of housing, the addition of school facilities 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. Therefore, impacts on population growth in the area are anticipated to be less than significant.
- b) & c) No Impact. The project will not result in the displacement of any housing units or people. Therefore, there will be no impact.

Mitigation Measure(s): None Required.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
Responses:				
a) <u>Less Than Significant Impact.</u> Fire and Police Protection. The project potentially could increase the need for fire protection services at the project site by increasing the number of students and staff, however according to the Culver City Fire Department (CCFD), the existing CCFD staffing and equipment could accommodate the project's need for fire protection services.				
The Culver City Police Department, like the CCFD, could potentially be impacted when the school increases the number of students and staff. However, based on existing staffing and equipment, the City's police resources will be able to adequately serve the project. Neither the Fire Department nor the Police Department during the internal review of the project identified impacts to their response times as noted above; further they did not identify impacts to their ability to provide adequate services. Therefore, impacts related to fire and police protection will be less than significant. Schools. The project will result in the expansion of facilities and operations at the Willows Community School, a private school facility serving students from Culver City and the region. The increase in student enrollment and expansion of facilities will not result in impacts on existing school services in the community. Parks. The Willows Community school currently rents parkland at Syd Kronenthal Park from 3:00 PM to 5:00 PM during the school week and from 10:30 AM to 2:30 PM during the summer week days. The school's usage of the parkland will continue under the project. According to the City's Parks and Recreation Department, the school's usage of the parkland does not and would not preclude the use of other portions of the park or other parks in the area by other people/parties, especially since the school uses the parkland during non-peak hours. Additionally, the project includes recreational amenities, such as play areas, a play court, a multi-purpose room, a theater, etc. Thus, the project will not create the need for new or expanded parks and recreation facilities. Therefore, the project will have less than significant impacts on park facilities. Other Public Facilities. No other facilities will be impacted by the project.				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Responses:

a) & b) *Less Than Significant Impact.* As identified previously, the school currently and will in the future, use local public recreational facilities, specifically Syd Kronenthal Park from 3:00 PM to 5:00 PM during the school week and from 10:30 AM to 2:30 PM during the summer weekdays. While an increase in the size of operations may result in more students utilizing the school facilities during school hours and use of public recreation facilities both during and after school, such use is not anticipated to result in overuse of existing facilities that would cause substantial physical deterioration of the facilities. The City's Parks and Recreation Department provides usage of the parks on a reservation basis. The Willows School must apply and be approved, and pay a fee for usage of the parkland (i.e. the ball fields) just as all other users seeking to utilize that space. The Parks and Recreation Department has stated that the usage of the parks by the school is typically done during non-peak hours. The project will not include the development of off-site recreation facilities; however the phased development of the school conceptualized in the Master Plan identifies new soft- and hard-scape play areas built on the project site which is not expected to result in negative impacts on the environment.

Mitigation Measure(s): None Required

XVI. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Responses:

- a) *Less Than Significant Impact.* This analysis is based on the following report:
- *Traffic Impact Analysis for the Willows Community School, Overland Traffic Consultants, Inc. April 2011.*

As part of its analysis for the project, the Applicant's consultant in concert with City staff selected nine intersections:

1. National boulevard and Washington Boulevard
2. National Boulevard and Hayden Avenue
3. National Boulevard and Eastham Drive
4. National Boulevard and Jefferson Boulevard
5. Robertson Boulevard/Higuera Street and Washington Boulevard

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Warner Drive and Hayden Avenue 7. Higuera Street and Hayden Avenue 8. Higuera Street and Eastham Drive 9. Higuera Street and Rodeo Road Future traffic volume projections at each intersection are typically analyzed under several scenarios, including existing traffic with ambient growth (1 percent per year), traffic with the project and related growth, traffic with related growth but without the project, and traffic with mitigations (if necessary). As part of the analysis, the Applicant's consultant obtained development lists from the City of Culver City and the City of Los Angeles Department of Transportation. These lists were reviewed to identify those projects that could produce additional traffic at the study intersections by the future study year. It should also be noted that the future impact analysis does consider the current Exposition light rail project modifications to National Boulevard from Jefferson Boulevard to Washington Boulevard. These modifications include changes to intersection configurations and traffic controls. The cumulative traffic impact of future traffic growth has been calculated by adding the existing traffic volume, the ambient growth factor and traffic from other development projects. Based on the three-phased development scenario for the Willows Community School identified in the Master Plan, the following analysis is provided: <u>Project Phase 1 (2015).</u> Traffic generated at the completion of Phase 1 would not result in significant impacts at any of the study intersections. <u>Project Build-out (2020).</u> Traffic associated with the build-out of the project would not result in significant impacts at any of the study intersections. The study also included an analysis of the potential impacts of project traffic on the residential streets located to the northwest of the project site. The study segments include the following: 1. Schaefer Street between Higuera Street and National Boulevard 2. Helms Avenue between Higuera Street and National Boulevard 3. Wesley Street between Higuera Street and National Boulevard 4. Lucerne Avenue between Higuera Street and Ince Boulevard 5. Higuera Street between Lucerne Avenue and Wesley Street The method for determining neighborhood impacts is based on the daily traffic on each street. A comparison of the future-without-project and future-with-project conditions was then conducted by the percent increase in daily traffic. As shown in the traffic study, traffic generated by the project would not exceed any significance threshold along any study area residential street segments. Therefore, project impacts related to neighborhood streets would also be less than significant. b) <u>Less Than Significant Impact.</u> The CMP is a State-mandated program that serves as the monitoring and analytical basis for transportation funding decisions in the County made through the Regional Transportation Improvement Program (RTIP) and State Transportation Improvement Program (STIP) processes. The CMP requires that a Traffic Impact Analysis be performed for all CMP arterial monitoring intersections where a project would add 50 or more trips during either morning or afternoon weekday peak hour and all mainline freeway monitoring locations where a project would add 150 or more trips (in either direction) during the morning or afternoon weekday peak hours. The following CMP intersection monitoring locations are in the project vicinity: • La Cienega Boulevard and Jefferson Boulevard • Venice Boulevard and Overland Avenue The project will not add more than 50 trips to either CMP monitoring intersections. Therefore, because the project will not add 50 or more trips during the morning or afternoon peak hours at CMP monitoring				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
intersections, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required. The closest CMP freeway monitoring location to the project site is Santa Monica Freeway east of Overland Avenue. The CMP TIA guidelines require that freeway monitoring locations must be examined if a project will add 150 or more trips (in either direction) during either the morning or afternoon weekday peak periods. The project will not add 150 or more trips (in either direction) during either the morning or afternoon weekday peak hours to the CMP freeway monitoring location. Therefore, no further review of potential impacts to freeway monitoring locations that are part of the CMP highway system is required. c) <u>No Impact</u>. The project site is not located near any airports, nor will it include any characteristics that might result in the alteration of air traffic patterns. Therefore, there are no impacts. d) <u>No Impact</u>. The projects will not alter the street configuration in the area. In addition, as part of the project development, alterations to on-site parking and stacking configurations during drop-off and pick-up periods will alleviate issues related to traffic congestion near the entrance to the school. The project will not increase any hazards, and therefore there will be no impacts. e) <u>Less Than Significant 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 emergency access would be adequate. Therefore, implementation of the project will result in less than significant impacts related to this issue. 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. No impacts will result. Mitigation Measure(s): None Required				

XVII. UTILITIES AND SERVICE SYSTEMS –Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Responses: a) <u>No Impact.</u> The project will not exceed any point-source discharge, and thus, no cumulative impacts related to wastewater treatment requirements will occur. 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. The treatment plant has a design capacity of 750 million gallons per day (MGD). The project will result in a net water consumption increase of approximately 1,200 gallons of water per day, for an approximate total school water consumption of 4,600 gallons of water per day. According to Rich Yates, the Interim Operations Compliance Team Manager of the Water Quality Section with MWD, the treatment plant has sufficient capacity to accommodate the project's demand for water treatment. Wastewater generated within the western portion of Los Angeles County is treated at the Hyperion Treatment Plant (HTP), which has the capacity to treat approximately 450 MGD of wastewater to full secondary treatment level and currently treats 340 MGD. The existing school use generates approximately 3,600 gallons of wastewater per day. The project (the addition of 150 students and 12 staff members) will generate a net increase of approximately 1,200 gallons of wastewater per day, for a total generation of approximately 4,800 gallons of wastewater per day. The wastewater generated by the project will be accommodated by the HTP with minimal impact. Additionally, according to the City's Public Works Department, the project site is served by 8-inch sewer lines in Higuera Street and Warner Drive. The sewer lines are adequate to service the project. Therefore, project impacts related to wastewater treatment will be less than significant. c) <u>Less Than Significant Impact.</u> The project will not increase the amount of impervious surfaces at the project site, and in fact, could decrease the amount of impervious surfaces by adding landscaped areas and other water quality stormwater best management practices for infiltration and water quality purposes, thereby slightly reducing the overall amount of runoff from the site. The project will not result in any increase in runoff to the local storm drains. Implementation of the project will not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, therefore impacts will be less than significant. d) <u>Less Than Significant Impact.</u> Water service for this project site is provided by the Golden State Water Company (GSWC) which contracts with the Metropolitan Water District for its supply. GSWC was contacted by the City during the preliminary project review stage to determine potential impacts related to water service at this location. At that time, GSWC did not identify any impacts to water service. Therefore, the proposed project will have less than significant impacts to the water system. e) <u>Less Than Significant Impact.</u> The wastewater treatment provider will have adequate capacity to accommodate the project. Refer to response to Checklist Question 17(b). 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 0.09 tons of solid waste per day. The project will generate solid waste from construction activities and ongoing operations. The primary types of demolition and construction debris that would be removed from the project site include cement, scrap lumber, metal, masonry materials, and soil/dirt. The projects demolition and construction phase will generate approximately 5,745 tons of debris. The demolition and construction debris would be primarily classified as inert waste and would be recycled to the extent possible, and any remaining debris would be disposed of at Peck Road gravel pit or Azusa Land Reclamation, which have a combined remaining capacity of 56 million tons. Conservatively assuming that none of the construction debris will be recycled, these facilities will have adequate capacity to accommodate the project's demolition and construction debris. Therefore, the project's construction related impacts to solid waste will be less than significant.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will generate approximately 0.04 tons of solid waste per day (not accounting for the effectiveness of recycling efforts), resulting in an estimated generation for the whole school of 0.14 tons of solid waste per day. Both Chiquita Canyon Landfill and Puente Hills Landfill have adequate capacity to accommodate short-term (Phase 1) and long-term (Phase 2 and 3) disposal needs of the project. Therefore, project impacts related to solid waste service will be less than significant.

- g) Less Than Significant Impact. The project will comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, implementation of the project will result in less than significant impacts related to this issue.

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? | ☐ | ☒ | ☐ | ☐ |
| 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)? | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

Responses:

- a) Less Than Significant Impact with Mitigation. 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 substantially reducing the habitat of wildlife. No rare or endangered plants or animals have been identified on the project site. In addition, no examples of the major periods of California history or prehistory have been identified; however mitigation measures are in place in the event that discovery is made during construction activities on the project site.
- b) Less Than Significant Impact. The project will not result in any impacts that are cumulatively 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 significant due to standard City code requirements and conditions of approval.
- c) Less Than Significant Impact with Mitigation. For the reasons stated in this Initial Study, with mitigation, project impacts related to adverse effects on human beings, either directly or indirectly (refer to the discussion of Geology and Soils) will be less than significant.

Mitigation Measure(s): None Required

XVIII. EARLIER ANALYSES:

None.

References Utilized:

1. Culver City Natural Hazards Map (Faults, Fire, Flooding), created on June 1, 1999
2. South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, pages 5-1
3. South Coast Air Quality Management District, Facility Information Detail (FIND). URL: www.aqmd.gov/webappl/fim/default.htm; accessed September 22, 2009.
4. Willows Community School Historic Report, Galvin Preservation Associates, March 2011
5. Report of Preliminary Geotechnical Evaluation, Mactec, 2011
6. Culver City Address Master List, June-July 2009. Excel Database; accessed September 24, 2009.
7. FHWA Traffic noise Model, Version 2.5 Look-Up Table, User's Guide, U.S. Department of Transportation, Federal Highway Administration, Final Report, December 2004.
8. Traffic Impact Analysis for the Willows Community School, Overland Traffic Consultants, Inc., April 2011
9. County of Los Angeles Countywide Integrated Waste Management Plan, County of Los Angeles Department of Public Works, February 2011
10. CalRecycle, Estimated Solid Waste Generation Rates for Institutions, <http://www.calrecycle.ca.gov/wastechar/wastegenrates/Institution.htm>, March 2011
11. City of Culver City General Plan

MITIGATION MONITORING PROGRAM

The following environmental mitigation measures shall be incorporated into the project development as conditions of approval. The project applicant shall secure a signed verification for each of the mitigation measures which indicate that mitigation measures have been complied with and implemented, and fulfills the City environmental and other requirements (Public Resources Code Section 21081.6.). Final clearance shall require all applicable verification as included in the following table. The City of Culver City will have primary responsibility for monitoring and reporting the implementation of the mitigation measures unless otherwise indicated. The mitigation measures have been identified by impact category and numbered for ease of reference.

MITIGATION MONITORING PROGRAM Willows Community School May 23, 2012				
MITIGATION MEASURE	Implementing Action, Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
<u>Cultural Resources</u> CR-1: If any archaeological materials, paleontological materials, or human remains are encountered during the course of the project development, work in that area must be halted and the City of Culver City must be notified. Prior to resumption of work, a Phase 1 Archaeological/Paleontological Survey shall be completed and submitted to the Planning Division and Building Safety Division for review. If the Phase 1 Archaeological/Paleontological Survey indicates the presence of archaeological and/or paleontological resources, then an archaeological and/or paleontological professional(s), approved by the City, shall monitor all phases of excavation for the project site. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist and paleontologist have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City. If the human remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.	Condition of Approval	Plan Check note and Field Inspection	Prior to Issuance of a Building Permit and On-Going during Construction	Building Safety Division and Building Safety Inspector
<u>Geology and Soils</u> GS-1: Prior to issuance of a grading permit by the City, the Applicant shall submit to the City, for review and approval, a comprehensive geotechnical investigation for the project, including additional soil borings.	Condition of Approval	Field Inspection	Prior to Issuance of Grading Permit	Building Safety Division and Building Safety Inspector

MITIGATION MONITORING PROGRAM

Willows Community School
May 23, 2012

MITIGATION MEASURE	Implementing Action, Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
GS-2: The design and construction of the project shall occur in accordance with the applicable recommendations identified in the comprehensive geotechnical investigation.	Condition of Approval	Plan Check Note and Field Inspection	Prior to Issuance of Building Permit	Building Safety Division and Building Safety Inspector

Community
Zoning Code Amendment
Support Letters
For
The Willows Community
School

304 FORM LETTERS

8509
HIGUERA
STREET
CULVER CITY
CALIFORNIA
90232

310.815.0411
FAX 310.815.0425
www.thewillows.org

Dear Honorable Members of the Culver City Planning Commission and City Council,

I am writing to support The Willows Community School in its application for a revised Conditional Use Permit and a Zone Text Amendment that would allow the School to expand its campus.

During the time that I have been associated with The Willows, I have seen a school with an unprecedented commitment to being a good neighbor. Since the School's inception 17 years ago, The Willows has never had an issue with its industrial neighbors. As those neighbors have changed from industrial users to high-tech and creative office uses, the relationship has grown even stronger. Parents from The Willows shop and dine nearby, while The Willows' neighbors support the School and even participate in education programs with students.

Anyone who has visited The Willows has seen the school adeptly managing its student pick-up and drop-off routines. By staggering the arrival and dismissal times, the School reduces the traffic in the area, and its "concierge" loading system allows students to make it to/from their parents' cars quickly and easily, without the parents ever leaving their vehicles.

The Willows has been an outstanding community partner, allowing the City and CCUSD schools use its facilities and working together on educational and other programs. It is part of The Willows' mission to partner with other schools and enhance the surrounding neighborhood.

Unlike many schools, who enjoy the ability to avoid paying property taxes, The Willows has negotiated with the City an agreement to reimburse the City for lost tax revenue as properties are eventually converted from industrial to school use. Especially during these tough economic times, this is a real benefit to the City and an example of how agreements for school and non-profits throughout the City should be created.

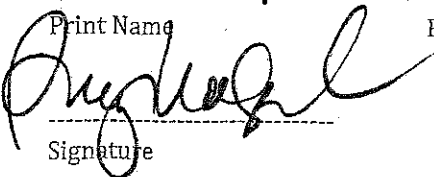
For these and many other reasons, I encourage you to support The Willows' application. Thank you.

Sincerely,

Suzi Walpert

Print Name

Phone Number



Signature

Willows Parent Support Letter

Culver City Resident
Zoning Code Amendment
Support Letters
For
The Willows Community
School

8509
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310.815.0411
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For these and many other reasons, I encourage you to support The Willows' application. Thank you.

Sincerely,

Shawn
Schenae Rowk
10879 STEVEN ST.
Culver City, CA.
90230
3103567619

Dear Honorable Members of the Culver City Planning Commission and City Council,

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Sincerely,



NINA BUSH
4131 MADISON AVE
CULVER CITY CA 90232

June 3, 2012

Dear Honorable Members of the Culver City Planning Commission and City Council,

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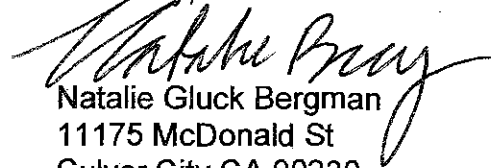
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Sincerely,


Natalie Gluck Bergman
11175 McDonald St
Culver City CA 90230

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A handwritten signature in black ink, appearing to read "Dennis Davis". The signature is written in a cursive, flowing style.

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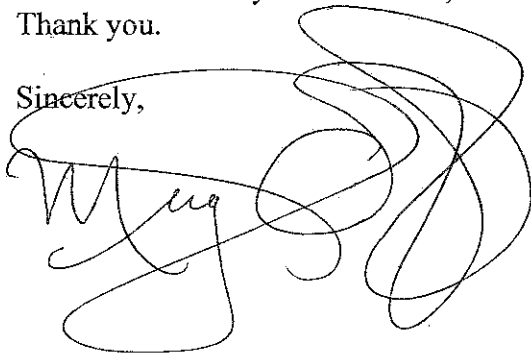
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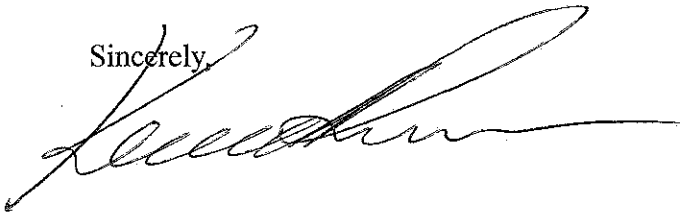
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Sincerely,

L. Ginal

*4067 Charles Ave.
Culver City, CA 90232*

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Sincerely,

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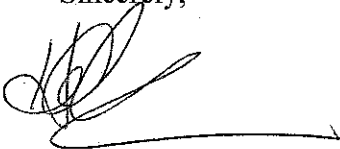
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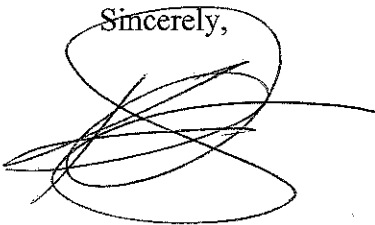
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June 2, 2012

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Sincerely,

Two handwritten signatures in black ink. The first signature on the left is 'David' and the second signature on the right is 'Caroline Jones'.

David Dickman & Caroline Jones
10716 Lugo Way
Culver City, CA 90230
310.559.9061

Dear Honorable Members of the Culver City Planning Commission and City Council,

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Sincerely,



Neighboring Business
Zoning Code Amendment
Support Letters
For
The Willows Community
School

8509
HIGUERA
STREET
CULVER CITY
CALIFORNIA
90232

310.815.0411
FAX 310.815.4425
www.thewillow.org

June 6, 2012

Dear Honorable Members of the Planning Commission and City Council,

I would like to encourage Culver City to approve The Willows Community School's CUP modification and the school's proposed Zoning Code Text Amendment. This amendment is necessary because the current zoning of the Hayden Industrial Tract does not provide a vehicle for The Willows Community School and other private schools already located in the tract to request revisions to their Conditional Use Permits.

The Willows Community School and its private school peers are valuable assets to Culver City. For 18 years, The Willows has provided its students with a stellar education experience. The Willows Community School is known across Los Angeles for being an innovative leader in progressive education, graduating students who become involved and dedicated adult global citizens.

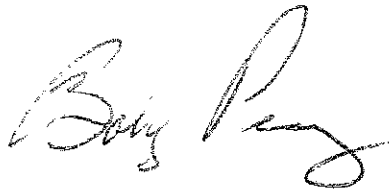
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These schools serve as a draw to those working in the Hayden Tract and throughout Culver City by providing local employees and residents with outstanding educational options for their children. These options fit perfectly with Culver City's dynamic and forward-thinking approach to growth.

As a school of innovation and progressive education, The Willows is a natural fit with the vibrant city Culver City has become. It is critical that we all work together to assure that The Willows and the other schools in the Hayden Tract have the flexibility they need in order to continue to flourish long into the future. With that in mind, we strongly encourage you to approve the proposed modifications to The Willows' CUP and the school's proposed Zone Text Amendment. Thank you.

Sincerely,

Bobby Perez, Plant Manager



The Hain Celestial Group

8468 Warner Drive

Culver City, CA 90232

Corporate Headquarters
Global Sales & Marketing
3515 Eastham Drive
Culver City, CA 90232

Private Label Group
Manufacturing & R&D Laboratory
8468 Warner Drive
Culver City, CA 90232

Distribution Center
5500 West 83rd Street
Los Angeles, CA 90045

Tel: 310. 838.7543

Fax: 310. 838.9274

jnp@jasoncorp.com
www.jason-natural.com

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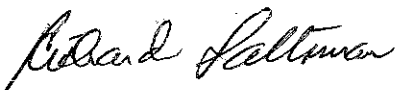
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Sincerely,



Name: *RICHARD SALTSMAN*

Business Name: *CALIF. STAY CO, INC.*

Business Address: *8525 HIBQUERA ST.
CULVER CITY, CA 90232*

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Sincerely,

Name: Renny Nichols
 Business Name: Allied Refrigeration
 Business Address: 8460 Higuera St.
 Culver City, CA 90232

Renny Nichols

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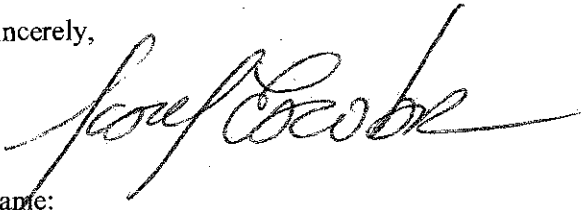
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Sincerely,



Name:

Business Name:

Business Address:

Design Quest Custom Inc.
8463 Higuera St.
Culver City CA 90232
310-838-1226 P.H.

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Sincerely,



Name: Stephen McDaniel

Business Name: Lunchbox LP

Business Address:

8437 Warner Dr

Dear Honorable Members of the Planning Commission and City Council,

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Sincerely,



Name: Donato Sepulveda.

Business Name: SMASH Box Studios.

Business Address: 8549 Higuera St. Culver City, CA 90032

Dear Honorable Members of the Planning Commission and City Council,

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Sincerely,



Name: Michael Carpenter
 Business Name: The Redd Collection
 Business Address: 8440 Warner Dr.
 Unit C
 Culver City, CA 90232.

Dear Honorable Members of the Planning Commission and City Council,

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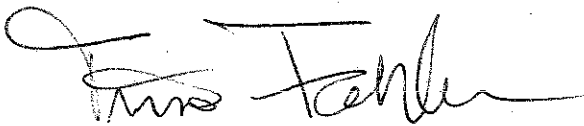
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Sincerely,



Name: Timo Fehler
 Business Name: WCLA GRADUATE STUDIOS
 Business Address: 8535 VARNER DR.

Dear Honorable Members of the Planning Commission and City Council,

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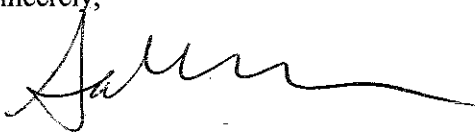
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Sincerely,



Name: SARA VANGILDER
 Business Name: YOUR NEIGHBORHOOD STUDIO
 Business Address: 3605 HAYDEN AVE SUITE D
 CULVER CITY, CA 90232

The
CULVER HOTEL
Since 1924

Tuesday, June 05, 2012

Dear Members of the Culver City Planning Commission and City Council,

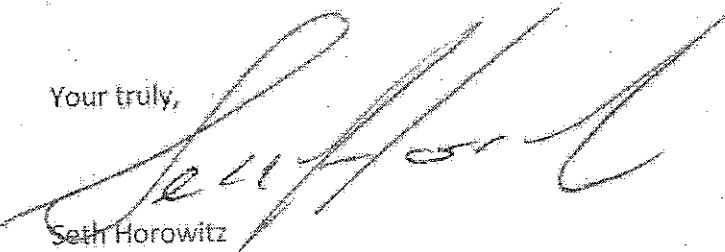
I am the proud General Manager of The Culver Hotel. Our owners have gone through the process of making significant improvement to our hotel property over the last 4 years. I am writing in support of **The Willows Community School** also wanting to do improvements to their business. We support their application for a revised Conditional Use Permit and a Zone Text Amendment that would allow the School to expand its campus.

My daughter did attend Turningpoint School since it relocated to Culver City until her graduation to Marlborough School in Hancock Park. I did become very familiar with The Willows, Turningpoint's neighbor. The Willows has a wonderful reputation in Los Angeles County, and their ability to draw their target demographics to Culver City would benefit the City of Culver City tremendously.

The Hayden Tract is an important business source for The Culver Hotel and we are familiar with how The Willows works within that community of interesting and dynamic businesses. We understand that The Willows is prepared to work closely with the City and the business in The Hayden Tract to deal proactively with traffic and other local issues. We also understand that The Willows have definitively offered to reimburse the City for any lost revenue in the process of this proposal.

The Culver Hotel encourages you to support The Willows' application.

Your truly,



Seth Horowitz
General Manager

cc: Maya Mallick (Owner)

Dear Honorable Members of the Culver City Planning Commission and City Council,

I am writing to support The Willows Community School in its application for a revised Conditional Use Permit and a Zone Text Amendment that would allow the School to expand its campus.

As a business owner in Culver City, I have seen the investment The Willows has made in our community. The Willows attracts new families to Culver City – families that shop and dine here and improve the economic vitality of the area.

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Sincerely,


UGO

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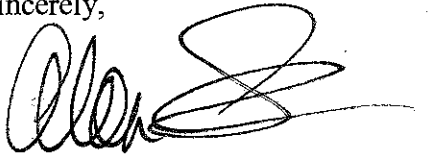
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Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Schulman', with a stylized flourish at the end.

ALAN SCHULMAN

AKASHA

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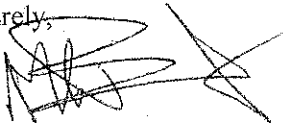
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Sincerely,



Name: MICK BOND / SEAN RUTOCAK
 Business Name: SYP PRINTING / BRITANNIA PRESS
 Business Address: 3652 EASTMAN DRIVE
 CULVER CITY CA 90232

Dear Honorable Members of the Culver City Planning Commission and City Council,

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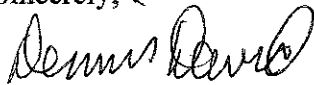
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For these and many other reasons, I encourage you to support The Willows' application. Thank you.

Sincerely, ~

A handwritten signature in cursive script, appearing to read "Dennis David".

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SHERI ZIGMANT

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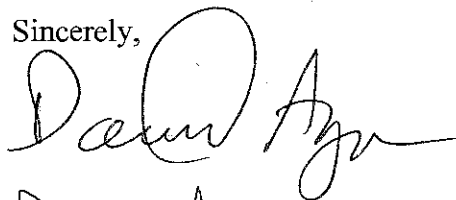
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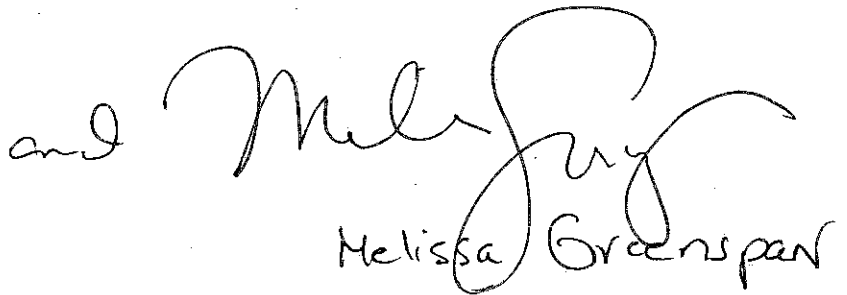
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Sincerely,



David Azar

213-229-3524



Melissa Granspan

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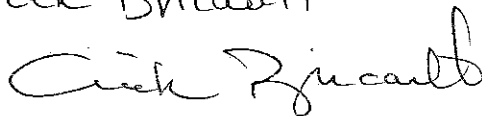
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Sincerely,

Cicek Bricault

310-463-7418



Dear Honorable Members of the Culver City Planning Commission and City Council,

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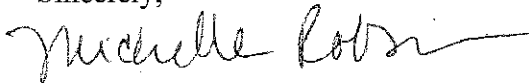
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Sincerely,



310-228-8405

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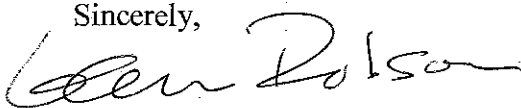
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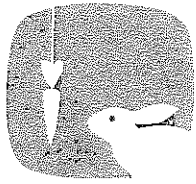
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Sincerely,



310-850-
2246



superfad

Dear Honorable Members of the Culver City Planning Commission and City Council,

I am writing to support The Willows Community School in its application for a revised Conditional Use Permit and a Zone Text Amendment that would allow the School to expand its campus.

As a business owner of Superfad in The Hayden Tract of Culver City, I have seen the investment The Willows has made in our community. The Willows attracts new families to Culver City - families that shop and dine here and improve the economic vitality of the area.

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Sincerely,

Justin Leibow
Owner / Executive Creative Director
Superfad

1776 Old Ranch Road
Los Angeles, California 90049

June 1, 2012

Dear Honorable Members of the Culver City Planning Commission and City Council,

I am writing to support The Willows Community School in its application for a revised Conditional Use Permit and a Zone Text Amendment that would allow the School to expand its campus.

As one who develops real estate throughout Southern California and understands how City processes work, I can honestly state that during the time that I have been associated with The Willows as the parent of a student, I have seen a school with an unprecedented commitment to being a good neighbor. Since the School's inception 17 years ago, The Willows has never had an issue with its industrial neighbors. As those neighbors have changed from industrial uses to high-tech and creative office uses, the relationship has grown even stronger. Parents from The Willows shop and dine nearby, while The Willows' neighbors support the School and even participate in education programs with students.

Anyone who has visited The Willows has seen the school adeptly managing its student pick-up and drop-off routines. By staggering the arrival and dismissal times, the School reduces the traffic in the area, and its "concierge" loading system allows students to make it to/from their parents' cars quickly and easily, without the parents ever leaving their vehicles.

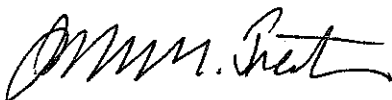
The Willows has been an outstanding community partner with the City and CCUSD schools both in allowing the use of its facilities and in working together on educational and other programs. It is part of The Willows' mission to partner with other schools and enhance the surrounding neighborhood.

Unlike many schools who enjoy the ability to avoid paying property taxes, The Willows has negotiated with the City an agreement to reimburse the City for lost tax revenue as properties are eventually converted from industrial to school use. Especially during these tough economic times, this is a real benefit to the City and an example of how agreements for schools and non-profits throughout the City should be created.

For these and many other reasons, I encourage you to support The Willows' application.

Thank you.

Sincerely,



Jeffrey N. Trenton

Dear Honorable Members of the Planning Commission and City Council,

I would like to encourage Culver City to approve The Willows Community School's CUP modification and the school's proposed Zoning Code Text Amendment. This amendment is necessary because the current zoning of the Hayden Industrial Tract does not provide a vehicle for The Willows Community School and other private schools already located in the tract to request revisions to their Conditional Use Permits.

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As a Culver City business, we can attest first-hand to the additional business our community receives by having The Willows Community School, Park Century and Turning Point in Culver City. Simply put, this translates into increased revenue and exposure for us and for Culver City. The thousands of families brought to The Hayden Tract by these private schools bring hundreds of thousands of dollars to Culver City business each year from families across the greater Los Angeles area – families who would likely be spending these dollars elsewhere if their children did not go to school in Culver City. In addition, the schools in our community also spend money supporting local businesses.

These schools serve as a draw to those working in the Hayden Tract and throughout Culver City by providing local employees and residents with outstanding educational options for their children. These options fit perfectly with Culver City's dynamic and forward-thinking approach to growth.

As a school of innovation and progressive education, The Willows is a natural fit with the vibrant city Culver City has become. It is critical that we all work together to assure that The Willows and the other schools in the Hayden Tract have the flexibility they need in order to continue to flourish long into the future. With that in mind, we strongly encourage you to approve the proposed modifications to The Willows' CUP and the school's proposed Zone Text Amendment. Thank you.

Sincerely,



Name:

Business Name:

Business Address:

Diana L. Kuncle
CCMS Theatre Arts
Culver City Middle School
4601 Elenda St.
Culver City, CA 90230
310.849.3909

Dear Honorable Members of the Planning Commission and City Council,

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Sincerely,

Name: ANDREW WANTOCK
 Business Name: TOSH.O
 Business Address: 3555 HAYDEN AVENUE
 CULVER CITY, CA 90232

architect made the error; the slope of the site; the potential solution of valet parking; the 10% flex; a suggestion to add a condition to install signage to direct users of the site to pull forward on the loop to activate the light; adding a condition to require tenants to park onsite; concern with allowing someone to do something in two steps that they could not do in one; and clarification that had the developer submitted a set of plans initially it would have been the same request, standard and findings.

MOVED BY COMMISSIONER PLESKOW, SECONDED BY VICE CHAIR KUECHLE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE RESOLUTION 2012-P007 AS AMENDED WITH THE RECOMMENDED CONDITIONS OF APPROVAL.

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Item PH-1

1) Zoning Code Amendment (ZCA P-2011154) to amend Section 17.230.015, Table 2-8 of the Culver City Municipal Code, to allow for the expansion of existing private schools located in the Industrial General (IG) Zone, subject to approval of a Modification to an existing Conditional Use Permit; and 2) Modification to the existing Conditional Use Permit (CUP/M P-2011156) for the Willows Community School located at 8509 Higuera Street to permit the phased expansion of the school's operations to add 150 students, and expand school operations to abutting properties located at 8476 Warner Drive, 8510 Warner Drive, and 8525 Higuera Street

Commissioner Pleskow indicated the need to recuse himself from the item as both his children attended the Willows School and he left the dais.

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

Chair Wyant opened the public hearing and invited public comment.

The following members of the audience addressed the Commission:

Lisa Rosenstein, Willows Community School, discussed the 20-year master plan for the school; their commitment to support Culver City; traffic mitigations; and a public benefit

contribution to reimburse the City for the lost opportunity cost.

Mark Armbruster, Counsel for the Willows School, provided an overview of important issues to consider; noted a lack of opposition to the item at community meetings; discussed reasons for previous opposition to the Zoning Code Amendment; concern with incremental development; potential impacts on the City's revenue base; efforts of the school to address concerns; the maximum enrollment increase and project footprint; CEQA analysis for the long-range plan; whether Culver City is disproportionately burdened by the number of private schools in the City; providing a model for other schools; protecting the City financially; the lost opportunity cost; and improvements to the community as a result of the proposal.

Dwight Long, Pfau Long Architecture, provided a presentation on the project and highlighted Phase 1 community benefits.

Paul Silvern, HR&A Advisors, provided a presentation on the opportunity cost impacts of the project and discussed the public benefit payment conditions of approval.

Mark Armbruster, Counsel for the Willows School, discussed the efforts of the school to address concerns of the City.

Scott Volz expressed support for the Willows School project.

Bobby Perez expressed support for the Willows School project.

Diana Koontz, Culver Middle School Theatre Arts Program, discussed the generosity of the Willows School and she expressed support for the Willows School project.

Michael Hackman expressed support for the project as he felt the Willows School fostered a sense of community, brought credibility to the area, and encouraged investment and development in the area.

Andrew Wontauk expressed support for the Willows School project.

Thomas Gorham, Planning Manager, read a written comment from:

Linda Shahanian

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

Discussion ensued between staff, Commissioners and Jeff Melman regarding information on previous commitments from The Willows School when trying to obtain prior approvals; belief that the Willows had promised that they would never expand; commitments made in 1994, 2000 and 2004; comments made by Stephen Gourley in 2009; an assertion that there was never a commitment made in writing; comments made by Ms. Rosenstein in 2009 that the they should not be held to a commitment made in 2000 not to expand; the importance of having a good understanding regarding what was said, not just what was included in a legal enforceable document; a request to receive information with adequate time to review it; and a promise at a meeting six months ago to provide information regarding previous commitments.

Further discussion ensued between the Commission and Mr. Armbruster regarding time spent on the long-range plan to clarify plans for the next 20 years; the value of promises and prior commitments; inability of the Willows School to find evidence of prior commitments not to expand; the record vs. the recollection of Stephen Gourley; actions taken in 1994; and agreement of the school to speak to those involved at the time and provide information to the Commission.

Additional discussion ensued between Commissioners and representatives from the Willows School regarding facility use by the public; Willows School use of Culver City parks; percentage of Culver City residents at the school; establishing parameters; codifying enrollment size and remaining a K-8 campus as part of the record to preclude future issues; campus footprint; efforts to find information on previous commitments; private school uses of public parks; competition between school and other uses; the reservation process; Syd Kronenthal Field; the joint use agreement; investigation of alternative facilities; clarification regarding charges for City use vs. private party use; construction permits and the status of the school as a sensitive receptor; the sales tax allowance; the proposed sales tax increase; reductions to the amount of the opportunity cost reimbursements; the Motor Vehicle License

Tax; concern with consistency of the funding source; Prop 22; Parcel 5; and Phase 3.

Discussion ensued between staff and Commissioners regarding concern that other schools are affected by the item; clarification that the change can't be made specific to one particular parcel or school but other schools would have to apply for the same modification if they want to make changes; changes to a use in a specific zone; concern with voluntary contributions; adjusting language from 'volunteer' to 'shall' to ensure payments; the text amendment requiring economic study; the need to mitigate financial impacts; proposed text amendment language to clarify results of the economic study; concern that the other two schools would be bound by the agreement but have not been heard from; clarification that the other schools were notified of the proposed text amendment; the 20-year Master Plan from The Willows School; getting an idea of what other schools have planned for the future; the impact of the Expo Line in the City and changes to the area; the dependence of the City on sales tax revenues; a sales tax clause if retail begins to move in the area; the vision for the General Plan and zoning of the Hayden Tract; the encouragement of educational facilities; the land use element; coexisting uses analyzed for compatibility; how the school benefits the City; the zone change in 2005; concern that school uses were taking up valuable industrial property; The Help Group; clarification the amount of land used for schools is not significant; the legal establishment of the schools; the code amendment prohibiting the ability to add even one more student; opportunities for expansion; the 2000 census; clarification that half of the students attending school in Culver City are from outside of the City; concern with the City having to shoulder more than their share; the importance of schools in society and of subsidizing schools; the percentage of school use in commercial and industrial zones in the City; and work of the Willows School to address issues brought up by the Commission

Vice Chair Kuechle disclosed that he and Commissioner Smith Frost had discussed the matter previously.

Additional discussion ensued between staff and Commissioners regarding support for the Willows School; concerns with the current proposal; the need for more detailed information; whether the project is in the best interests of Culver City; impacts of the amendment to other schools; affects of the

dissolution of redevelopment; concerns with the text amendment; clarification that any expansion needs to start out with a CUP; imposing limits on the expansion; concern with unlimited expansion; a suggestion to indicate that future expansion would only be permitted on immediately adjoining parcels; guidance on what to do with an economic analysis; clarifying the opportunity cost loss for the Commission and for the applicant; the voluntary contribution; having the text amendment indicate that the payments are required for future expansions; concern with park use; requiring businesses to pay fair value for use of the parks; costs for use of fields at West LA College; concern with getting the correct information regarding the actual extent of park use; the joint use agreement; special deals extended to the school for priority park use; concern with the City subsidizing their use; the number of students using the park; concern that Willows is not paying their way; the 75+ page cost analysis; use of the Willows V property; the intent of the owners of the California Stay and WorldPac properties; impact of the Expo Line; parking restrictions on public street parking; donating City assets to mitigate impacts of a project; the need for compensation; the need to understand prior commitments by the Willows School; acknowledgement of commitments made in 2000 by Ms. Rosenstein in 2009; acknowledgement that having the school in the Hayden Tract draws people there; the 20-year plan; the drive aisle from the Higuera side to the Warner side; zoning code amendments and the CUP modification; support for the design, plans and financial analysis; acknowledgement that the Willows School has been a good neighbor; consideration of the best interests of the City; a suggestion to allow more time to fine tune the project and resolve issues; the loss of redevelopment funding; recovering revenue; actual costs of services provided by the City; the cost analysis; and next best use of the property.

Mark Armbruster, Counsel for the Willows School, discussed use of the parks and City facilities; City policies; the CUP; and increased use if the number of students is increased.

Heather Baker, Assistant City Attorney, confirmed that the joint use agreement is separate from the CUP.

Discussion ensued between staff, Commissioners and Mr. Armbruster regarding use of City parking spaces to mitigate effects of the expansion; the full build-out; clarification

that adequate parking is on site but street parking was proposed if a need arose; the zone text amendment; and concerns with scheduling and a request from the school that action be taken and recommendations forwarded to the City Council.

Discussion ensued between staff and Commissioners regarding concern with being pressured to act; clarification regarding possible actions the Commission can take moving forward; making recommendations to the City Council vs. punting to the City Council; timing and delays to the item due to redevelopment issues; the need for additional information; and a request to expedite matters.

Mark Armbruster, Counsel for the Willows School, requested that the Planning Commission move the zone code amendment forward with their recommendation and fast track the CUP to the August 8 meeting, and he indicated that the school intended to answer any questions and provide requested information.

Further discussion between Commissioners and Mr. Armbruster ensued regarding concern with making recommendations without additional information; issues related to the zone code amendment; concern with potential impacts of the text amendment to other schools in the area; the opportunity cost; concern with having an industrial area potentially disappear; clarification that the zone code amendment only applies to the existing three schools; options for the Commission moving forward; delays to the item; the need to act upon the information before the Commission; additional information requested from staff; incorporating the adjoining parcel limitation; buy-in from the two other schools to abide by the limitations; clarification on what would happen if the Commission votes no; adjustments to the payment schedule based on changes to the Hayden Tract; clarifying the Commission's position with regard to what they want to see on the CUP; assistance of the Willows School to provide additional information; additional information regarding Syd Kronthenthal Park; the cost calculations and cost analysis; and information requested by Commissioners;

Mark Armbruster, Counsel for the Willows School, indicated unwillingness of the Willows School to provide additional information regarding the HR&A analysis, Willows V, California Stay, WorldPac, Syd Kronenthal Park, and

statements made 16 years ago, and he discussed the desire of the Commission for a buy-in from other schools.

Discussion ensued among Commissioners regarding expediting the process; zoning code amendment procedures; including the legal obligation to reimburse the City and limiting development to adjacent parcels as part of the zoning code amendment recommendation to the City Council; addressing the buy-in issue at the City Council level; the impact to the City of having an open ended invitation to other schools to expand; and the economic study.

Chair Wyant proposed to recommend denial of the zoning code amendment to the City Council. Motion died for lack of a second.

Staff and Commissioners discussed next steps in the process.

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION CONTINUE THE MATTER TO AUGUST 8, 2012 WITH CONDITIONS AS STATED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Consent Calendar

Item C-1

Meeting Minutes - May 9, 2012, May 23, 2012 and June 13, 2012

MOVED BY COMMISSIONER SMITH FROST AND SECONDED BY VICE CHAIR KUECHLE THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF MAY 9, 2012, MAY 23, 2012 AND JUNE 20, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

August 8, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:05 p.m.

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

Recused: Anthony Pleskow, Commissioner

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Pledge of Allegiance

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

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearing

Item PH-1

(Continued from July 11, 2012) 1) Zoning Code Amendment (ZCA P-2011154) to amend Section 17.230.015, Table 2-8 of the Culver City Municipal Code, to allow for the expansion of existing private schools located in the Industrial General (IG) Zone, subject to approval of a Modification to an existing Conditional Use Permit; and 2) Modification to the existing Conditional Use Permit (CUP/M P-2011156) for the

Willows Community School located at 8509 Higuera Street to permit the phased expansion of the school's operations to add 150 students, and expand school operations to abutting properties located at 8476 Warner Drive, 8510 Warner Drive, and 8525 Higuera Street

Staff provided a brief summary of the material of record.

Thomas Gorham, Planning Manager, discussed proposed changes to the text amendment and conditions of approval.

Commissioner Smith Frost received clarification regarding letters of credit.

Chair Wyant opened the public hearing and invited public comment.

The following members of the audience addressed the Commission:

Mark Armbruster, Willows Community School, expressed appreciation for the further consideration of the matter and to staff for their assistance; indicated that the school had worked hard to follow City direction and address concerns; discussed their excellent relationship with their neighbors and reported no opposition to their plans; the goal to make the City financially whole; the HR&A analysis; the demise of redevelopment agencies; loss of tax increment monies to the City; the Willows 5 analysis and increased taxable sales in the Hayden Tract; he observed that success in educating had led to the need to grow; he discussed development of a comprehensive master plan; and he expressed support for the staff recommendation.

Zowenda MacIntosh described her civic involvement in the City; the diverse population of the school; she discussed parents who drop off their children and patronize local businesses; property tax increment; added value to the Hayden Tract; and she expressed support for the school and for the project.

Carlene Brown, educator, reported speaking at the hearing for the Help Group; she discussed articles she wrote opposing arguments against non-profit organizations in the City; the next best use for the property and for the Hayden Tract; and she expressed support for the school and for the project.

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding procedures; clarification that the Commission had not previously denied the application but rather continued it in order to get additional information; appreciation to staff and the applicant for providing requested information; improvements to the text amendment of the zoning code; a suggestion to add to the list of four requirements to any future expansion of any of the three schools in the district "the total area of the property included in the school as proposed to be expanded may in no event exceed 3.5 acres"; allowing expansion up to a reasonable point; putting schools on notice; conditions proposed by staff; the CUP; City Council approval of the text amendment; a suggestion to change the word significant to substantive with regard to potential changes made by the City Council; bringing the matter back to the Commission if any substantive changes are made; park usage; the negative declaration; adding a condition that Willows pay fair use for any use of the parks; the adopted fee resolution for all users of the park facilities; the buy-in from Turning Point and Park Century Schools; the frequency of changes to master plans; support for the school; clarification that the focus of the Commission is on City planning and the Hayden Tract not on the quality of the school; and the origin of 3.5 acre limitation.

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION: APPROVE THE APPLICATION WITH THE RECOMMENDED CONDITIONS OF APPROVAL AND THE FOLLOWING ADDITIONS: ADDING PARAGRAPH 5: 'THE TOTAL AREA OF THE PROPERTY INCLUDED IN THE SCHOOL (AS PROPOSED TO BE EXPANDED) MAY IN NO EVENT EXCEED 3.5 ACRES'; AND UNDER PROPOSED CHANGES IN THE CUP #2 CHANGE 'SIGNIFICANT CHANGES' TO 'SUBSTANTIVE CHANGES.' THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION APPROVE ZONING CODE AMENDMENT ZCA P-2011151 TO AMEND SECTION 17230.015 AS PROPOSED BY STAFF WITH THE AFOREMENTIONED CHANGES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION:

1. ADOPT A MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT;
2. CONDITIONALLY APPROVE THE MODIFICATION TO THE CONDITIONAL USE PERMIT (CUP/M P-2011156), SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ZONING CODE AMENDMENT;
3. CONSIDER AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED ZONING CODE AMENDMENT (ZCA P-2011154) TO ALLOW FOR THE EXPANSION OF EXISTING PRIVATE SCHOOLS LOCATED IN THE INDUSTRIAL GENERAL (IG) ZONE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Consent Calendar

Item C-1

Meeting Minutes: June 20, 2012 and July 11, 2012

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF JUNE 20, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE: