

MEETING DATE 11/14/05

AGENDA ITEM Appeal of Condition No 43 of Planning Commission Approved Conditional Use Permit, CUP P-2005019 and Administrative Use Permit, AUP P-2005018 that Allows the Establishment of a Private School with Tandem Parking at 3939 Landmark Street in the Light Manufacturing (M-1) Zone

ATTACHMENTS

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Attachment 1
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Conditional Use Permit, CUP P-2005019 and Administrative Use Permit, AUP P-2005018 to Allow the Establishment of a Private School with Tandem Parking at 3939 Landmark Street in the Light Manufacturing (M-1) Zone		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3939 Landmark Street (Near Intersection of Landmark Street and Washington Boulevard)		Park Century School 2040 Stoner Avenue Los Angeles CA 90025 (310) 478-5065 Contact Person Sean Matsler Latham & Watkins LLP 633 W Fifth Street, #400 Los Angeles CA 90071 [(213) 891-8685]
PERMIT/APPLICATION TYPE:		
☒ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption, Class _____ ☐ Negative Declaration or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report Type _____	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☒ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☒ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date 05/18/05	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300' foot radius ☒ w/in 300 foot radius / Extended ☐ Other
Posting Date N/A	☐ Onsite ☐ Offsite	☐ Other
Publication Date N/A	☐ Culver City News	☐ Other
Courtesy Date 05/18/05	☒ City Council ☒ Commissions ☒ Master Notification List ☐ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☒ Culver City Organizations Cultural Affairs Commission Chamber ☒ Other Culver City Observer CCUSD interested parties, etc

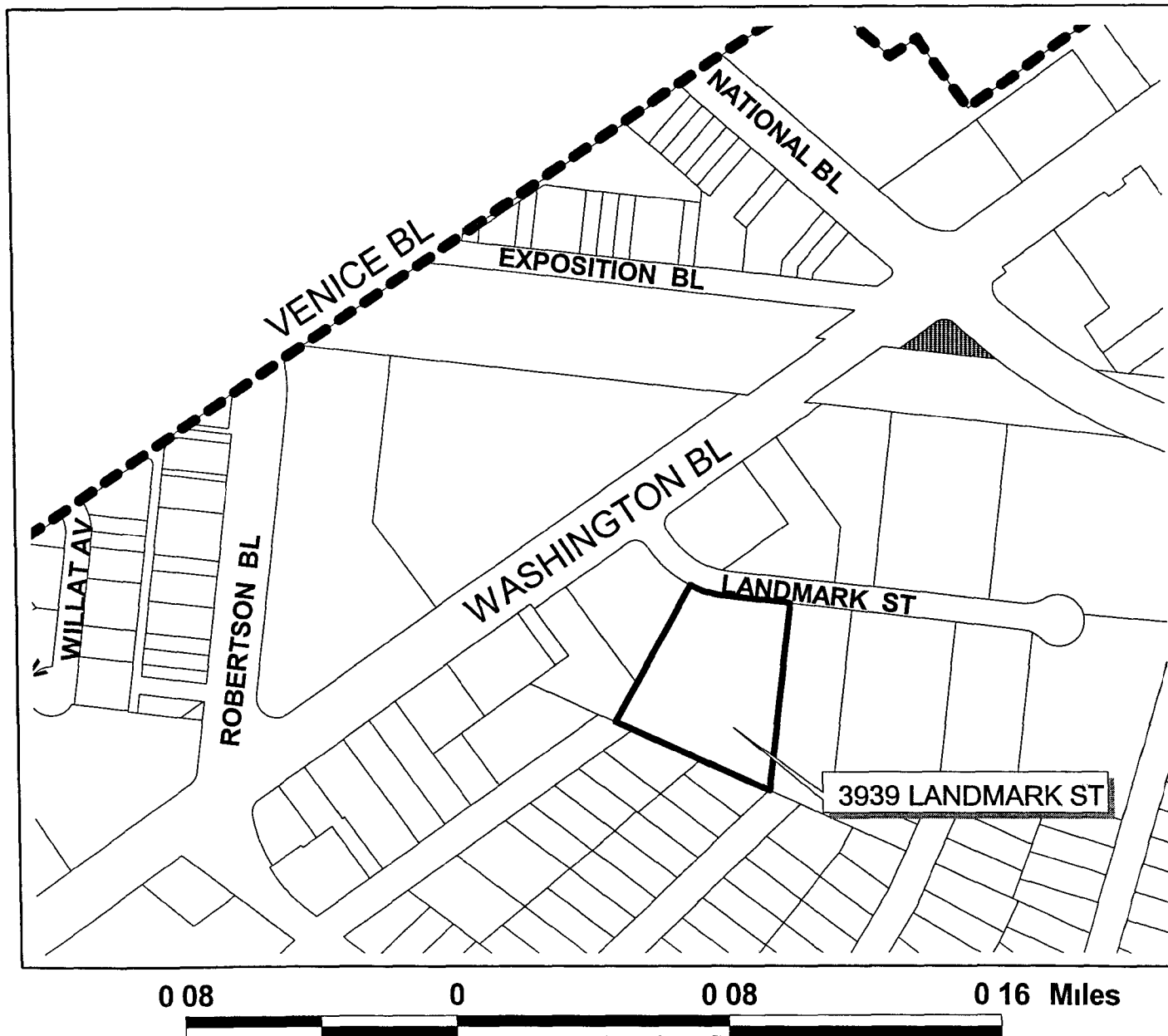
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Area Map

3



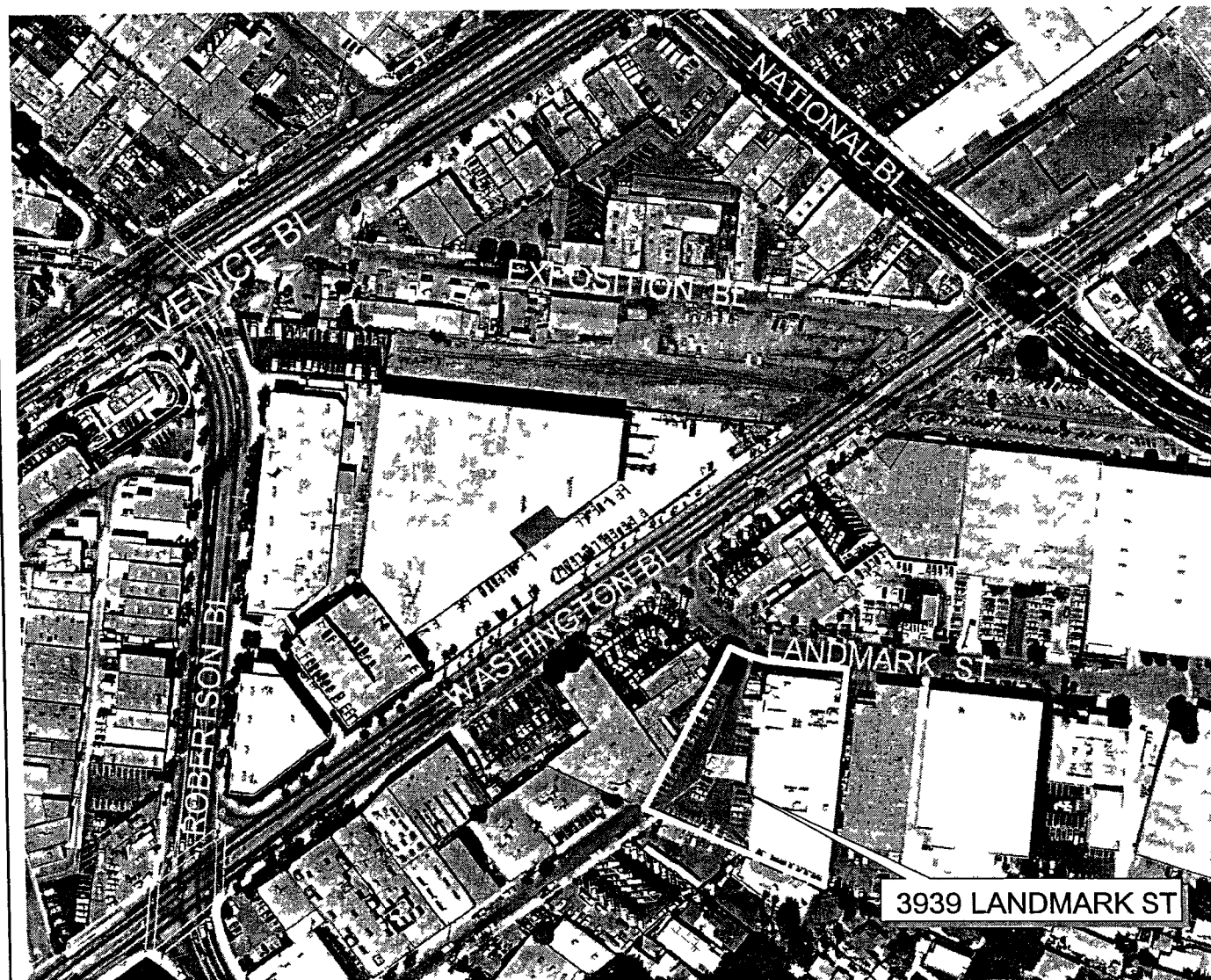
**CUP
P-2005019
&
AUP
P-2005018**

**Century Park
School**

**3939
Landmark
Street**



Aerial Map



**CUP
P-2005019
&
AUP
P-2005018**

**Century Park
School**

**3939
Landmark
Street**

0 08 0 0 08 0 16 Miles



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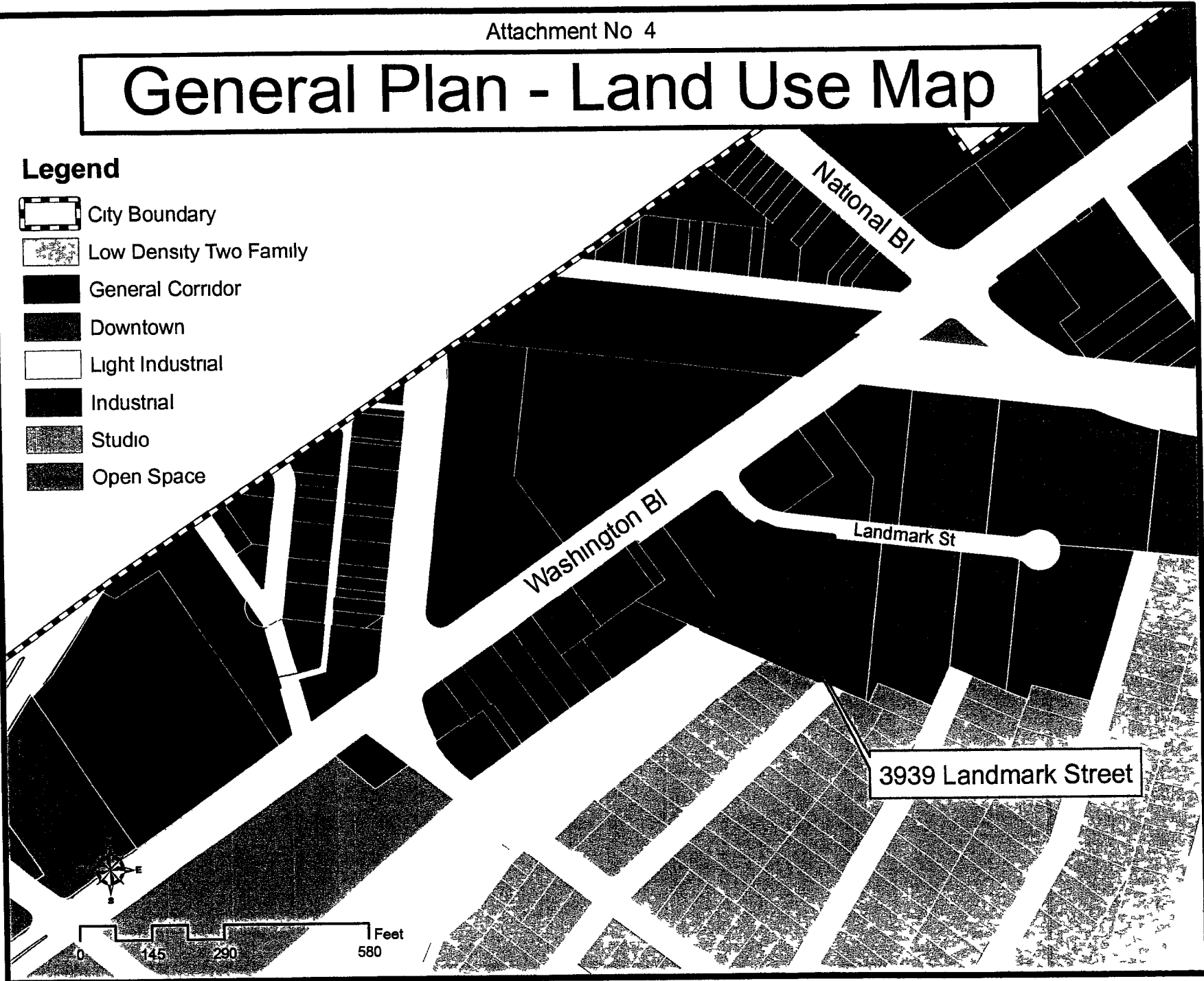


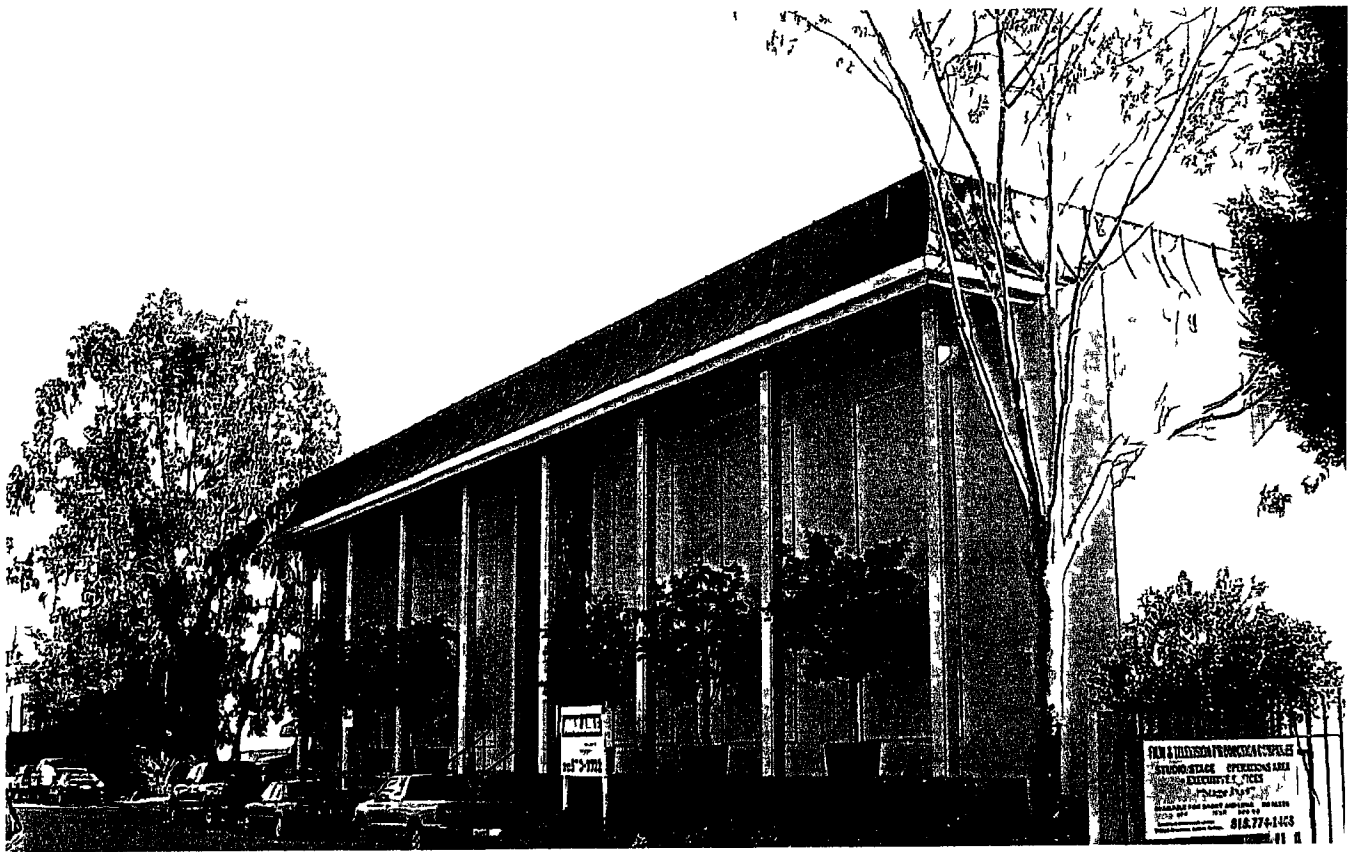
General Plan - Land Use Map

5

Legend

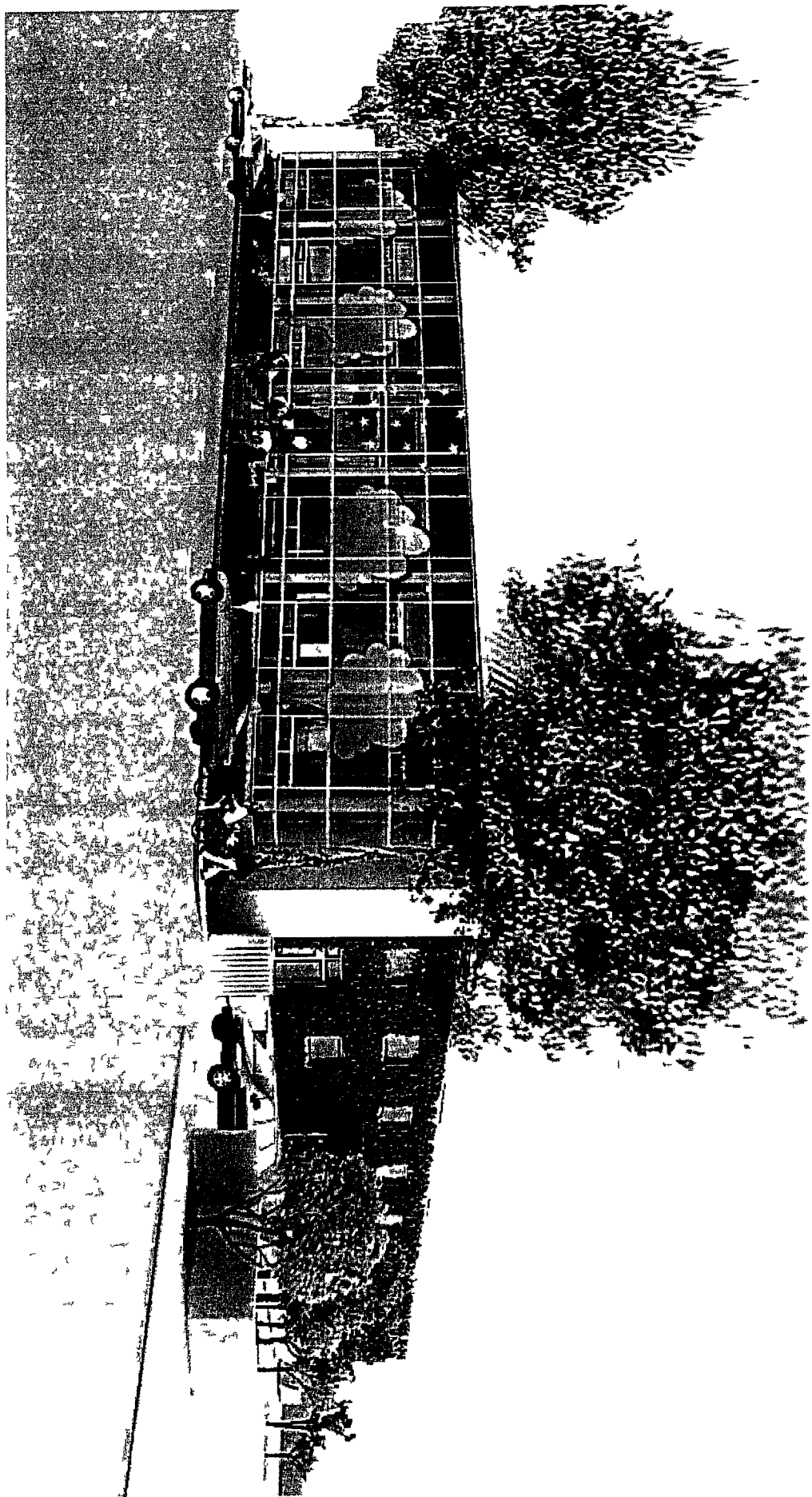
-  City Boundary
-  Low Density Two Family
-  General Corridor
-  Downtown
-  Light Industrial
-  Industrial
-  Studio
-  Open Space





PHOTOGRAPHS OF EXISTING BUILDING







Culver CITY

(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	Conditional Use Permit CUP P-2005019 and Administrative Use Permit AUP P-2005018 for Park Century School														
Lead Agency Name & Address	City of Culver City Planning Division 9770 Culver Blvd Culver City, CA 90232														
Contact Person & Phone No	Jose Mendivil Associate Planner (310) 253-5757														
Project Location/Address	3939 Landmark Street Culver City														
Nearest Cross Street	Washington Boulevard	APN	4206-013-012												
Project Sponsor's Name & Address	<table border="0"> <tr> <td>Applicant</td> <td>Contact Person</td> </tr> <tr> <td>Park Century School</td> <td>Sean Matsler</td> </tr> <tr> <td>2040 Stoner Avenue</td> <td>Latham & Watkins LLP</td> </tr> <tr> <td>Los Angeles CA 90025</td> <td>633 West Fifth Street Suite 4000</td> </tr> <tr> <td>(310) 478-5065</td> <td>Los Angeles California 90071</td> </tr> <tr> <td></td> <td>(213) 891-8685</td> </tr> </table>			Applicant	Contact Person	Park Century School	Sean Matsler	2040 Stoner Avenue	Latham & Watkins LLP	Los Angeles CA 90025	633 West Fifth Street Suite 4000	(310) 478-5065	Los Angeles California 90071		(213) 891-8685
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(310) 478-5065	Los Angeles California 90071														
	(213) 891-8685														
General Plan Designation	Industrial & General Corridor	Zoning	Light Manufacturing (M-1)												
Redevelopment Project Area	Component Area No 3														
Overlay Zone/Special District	N/A														
Project Description and Requested Action Proposed conversion of a 37 000 square foot industrial building (currently used for printing and woodworking) into an elementary school for children with learning disabilities ages seven through 14 In addition, the applicant proposes to use blocked access parking (tandem parking) to meet some of its required onsite parking The school would have a maximum enrollment of 120 students and 47 staff This project requires a CUP for the school use and an AUP for the tandem parking															
Existing Conditions of the Project Site The site is fully developed with a 37 000 square foot industrial building with approximately 64 surface parking spaces and 100 to 150 employees On site activities include printing and woodworking Existing uses of toxic solvents include resin and paint thinner no material changes or building expansion are proposed (except for a street facing art façade)															
Surrounding Land Uses and Setting (Directions are reflective of Project North which assumes Washington Boulevard to run in an East/West orientation and Landmark Street to run in a North/South orientation) West Single Story Office and Food Commissary Building Single Story Duplex (residential) East Two Story Auto Dealership Service Garage North Single Story Auto Dealership, Single Story Book Bindery Building South Single Story Commercial Rubber Supply Building															
Other public agencies whose approval is required (e g permits financing approval or participation agreement) N/A															

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

FISH AND GAME FEE (AB 3158)

- ☒ I find that the proposed project **WILL NOT** have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend I find that the proposed project **IS EXEMPT** from the Fish and Game fee A Certificate of Fee Exemption will be prepared for this project
- ☐ I find that the proposed project **IS NOT EXEMPT** from the Fish and Game fee

Sherry Jordan for Jose Mendivil
Signature

5-18-05
Date

Jose Mendivil

Associate Planner

Printed Name

Title

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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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

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EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS (continued)				
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?	☐	☐	☐	☒
VIII. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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?	☐	☐	☐	☒
X. 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?	☐	☐	☐	☒
XI. 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
XII. 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)?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING (continued)				
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?	☐	☐	☐	☒
XIII. 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?	☐	☐	☐	☒
XIV. 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?	☐	☐	☐	☒
XV. 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) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies plans or programs supporting alternative transportation (e.g. bus turnouts bicycle racks)?	☐	☐	☐	☒

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

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XVIII EARLIER ANALYSES

Revised April 27, 2005, Traffic Study on file with the Planning Division of the City of Culver City, January 24, 2005, Air Toxics Evaluation on file with the Planning Division various maps showing intersection of 500 foot radius areas for various schools and the proposed school on file with the Planning Division of the City of Culver City

XIX DISCUSSION

Discussion of Initial Study Checklist responses

I. AESTHETICS

No Impact
a) through d) There are no scenic vistas or resources in the vicinity of the project site that is located in a fully developed urbanized area No significant adverse impacts relative to scenic vistas and resources will occur because of the proposed project The change of use from manufacturing to educational institution will occur on a site that is currently developed with a two-story concrete block building that already produces light The discretionary approval for the project will require implementation of all applicable City zoning standards and design guidelines including a requirement that all lighting not project onto or create a nuisance for adjacent public rights of-way and private properties Through these code and design requirements there will be no impacts adversely affecting views in the area

MITIGATION MEASURE(S) None required

II. AGRICULTURE RESOURCES:

No Impact
a) through c) The project site is not located on land identified utilized or zoned for agricultural purposes and there is no known Williamson Act contract in effect on the project site

MITIGATION MEASURE(S) None required

III. AIR QUALITY:

No Impact
a) through c) and e) The entire South Coast Air Basin (which includes Culver City) does not meet National Ambient Air Quality Standards Future new development (or re development) 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) It is very likely that any project requiring a Mitigated Negative Declaration will contribute to pollutant emissions either during construction and/or operations no matter how minute that contribution may be In addition per the SCAQMD Air Quality Handbook the threshold of significance for air quality impacts caused by an elementary school such as the one proposed is a school comprised of 220 000 square feet or more At 43 950 square feet this project is below the threshold of significance If a proposed project is consistent with the city's General Plan and Zoning Code the project's operational impacts are considered to be factored into the SCAQMD's regional air quality models This project as proposed is consistent with Culver City's General Plan and Zoning Code Because the project's operations are factored into regional air quality models the cumulative air quality impacts are less than significant Air quality impacts due to construction will be less than significant because the project applicant will be required to comply with SCAQMD Rule 403 which provides specific control actions to be implemented during construction activities to control fugitive dust Additionally elementary school operations generally do not create objectionable odors

MITIGATION MEASURE(S) None required

Less Than
Significant
Impact
d) Because the site is located within an industrial area there is a potential for children to be exposed to pollutant concentrations However research on existing surrounding industrial uses indicate that several SCAQMD permits have been issued to various businesses thereby limiting emissions in the project vicinity and lessening impacts to children that may attend the new school Also uses along Landmark Street are not incompatible with the school use and do not necessarily require SCAQMD permits or cause significant emissions

MITIGATION MEASURE(S) None required

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IV. BIOLOGICAL RESOURCES:

No Impact
a) through f) The project site is located in an urbanized area surrounded by existing disturbed land and development. Information on existing conditions of the project site and materials submitted with the project application indicate that biological resources as identified by the California Department of Fish and Game or US Fish and Wildlife Service do not exist on the project site. No federally protected wetlands as defined by the Clean Water Act exist on site.

MITIGATION MEASURE(S) None required

V. CULTURAL RESOURCES:

No Impact
a) through d) The project site is located in an urbanized area surrounded by existing disturbed land and development. Information on existing conditions of the project site and application materials indicate that there are no identified archaeological paleontological geological and human burial site resources on site.

MITIGATION MEASURE(S) None required

VI. GEOLOGY AND SOILS:

Less than
Significant
Impact a) The project site is located in an urbanized area surrounded by existing disturbed land and development and is within a liquefaction zone as identified on the City of Culver City Natural Hazards Map. Any new construction will have to meet all Uniform Building Code requirements and will have to comply with City and state seismic standards. Utilizing these existing regulations geology and soil impacts will be less than significant.

MITIGATION MEASURE(S) None required

No Impact
b) through e) The site is fairly flat and fully developed with a building and parking area. The building is hooked up to the City's sewer system. Any new construction will have to meet all Uniform Building Code requirements and will have to comply with City and state seismic standards.

MITIGATION MEASURE(S) None required

VII. HAZARDS AND HAZARDOUS MATERIALS:

No Impact
a) through h) Environmental information submitted by the applicant with the project plans and application materials indicates that no hazardous materials will be utilized on the project site. Adverse impacts relative to health hazards are expected to be less than significant. Any future use of hazardous materials will be required to obtain the necessary approvals from the Culver City Fire Department in compliance with applicable Fire Code regulations.

MITIGATION MEASURE(S) None required

VIII. HYDROLOGY AND WATER QUALITY:

No Impact
a) through j) Grading and building plans will be reviewed and approved by the City's Building and Engineering Divisions to assure that on and off-site drainage will not create significant impacts to drainage facilities groundwater quality and quantity. If applicable an erosion control plan will be required by the City Engineer to ensure compliance with the Los Angeles County Stormwater Quality Management Program NPDES Permit No. CAS614001. The erosion control plan must include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. If applicable the construction contractor will be required to comply with the California Storm Water Best Management Practice Handbook. The site is not within a flood inundation zone or special flood hazard area as identified on the City's Natural Hazards Map.

MITIGATION MEASURE(S) None required

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IX. LAND USE AND PLANNING:

No Impact
a) and c) The project will not physically divide an established community because the site is contiguous on to itself
There is no habitat conservation or natural community conservation plan for this built out urban area

MITIGATION MEASURE(S) None required

Less Than
Significant
Impact
b) The proposed use is consistent with the Industrial and General Corridor General Plan Land Use designations and is permitted in the Light Manufacturing (M 1) Zone Upon the City's review and approval of the application the project will be consistent with the City's Zoning Code There is a potential for limitation on the expansion of current industrial uses and relocation of new industry should the school a sensitive receptor be allowed to locate in the project site that is within an industrial zone However there are potential industrial uses that are allowed within the area and that are not considered to be an impact on sensitive receptors such as a school Also existing industrial uses within the vicinity are not affected by the school due to the nature of their intensity which could be characterized as clean industries A street ending at the west end of the project site has a Light Industrial General Plan Designation which calls for clean industrial uses Some of the allowed uses in this General Plan designation are compatible with a school use Other schools in the vicinity already serve to limit potential expansion of industrial uses and several industries within the area are regulated by the South Coast Air Quality Management District which sets ceilings on the amount of emissions through a permitting process Finally part of the site is within a commercial General Plan Designation that allows schools Overall impacts to land use and compatibility with the General Plan will be less than significant

MITIGATION MEASURE(S) None required

X. MINERAL RESOURCES:

No Impact
a) & b) Materials submitted with the application and also City Staff site review of the project shows that mineral resources have not been identified on or within the project site

MITIGATION MEASURE(S) None required

XI. NOISE:

Potentially
Significant
Impact
Unless
Mitigation
Incorporated
a) Because the site will be located in an industrial area near a major artery there is a potential for children to be exposed to noise levels in excess of the standards set in the General Plan Noise Element However prior to building permit issuance the applicant will be required to submit a noise study to the Building Official that identifies proper methods needed to maintain interior and exterior noise levels

MITIGATION MEASURE The applicant shall submit to the Building Official a noise study that demonstrates the methods by which standards for interior and exterior noise levels will be attained Building Permits will not be issued until after the Building Official has approved the noise study

No Impact
b) e) and f) The proposed project is not expected to generate significant noise levels and all grading and construction activities will be conducted during the appropriate hours as allowed by the Culver City Municipal Code The project is not located within an airport land use plan nor within the vicinity of an airport

MITIGATION MEASURE(S) None required

Less Than
Significant
Impact
c) and d) Because the uses will change from an industrial to school use there is a potential for increased noise levels due to children and parents However these increased noise levels will only occur during AM and early PM drop-off and pick up periods The play area will be within the building A temporary increase in noise levels will occur during construction However most construction will occur within the building with some re grading of the parking area All grading and construction activities will be conducted during the appropriate hours as allowed by the Culver City Municipal Code

MITIGATION MEASURE(S) None required

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XII. POPULATION AND HOUSING :

No Impact
a) through c) The proposed project is a private school facility with no residential component No impacts to population or housing are associated with the project

MITIGATION MEASURE(S) None required

XIII. PUBLIC SERVICES:

Less Than
Significant
Impact
a) The project will comply with all applicable California Building and Fire Codes Impacts to fire and police protection are expected to be less than significant No significant adverse impacts to schools are expected to result from the project However market competition for the education of learning disabled children could economically affect the Culver City Unified School District should parents decide to place their children in the new school CEQA does not consider market forces in determining potential impacts Maintenance of public facilities and requirements for other public services associated with the project are expected to be incidental and no significant adverse impacts are expected

MITIGATION MEASURE(S) None required

XIV. RECREATION:

No Impact
a) & b) The proposed project is a school use with its own on site recreation area No significant adverse impacts relative to recreation are associated with the project

MITIGATION MEASURE(S) None required

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XV. TRANSPORTATION/TRAFFIC:

Potentially Significant Impacts Unless Mitigation Incorporated a) A traffic study (dated Revised April 27 2005) was prepared for the project. The impacted intersection of Landmark St and Washington Bl is controlled by a stop sign on the Landmark St approach. The intersection is currently functioning at Level of Service (LOS) F. The requirement for a traffic signal to be installed at the intersection will mitigate the impacts of the school. The new signal would also be required to connect to the Automated Traffic Surveillance and Control coordinated signal system operated by the City of Los Angeles. The school also proposes to establish a combination of offset start and dismissal times for students and staff. With the proposed improvements, average vehicle delay is projected to be reduced at the Washington Bl and Landmark St intersection.

MITIGATION MEASURE(S)

1. A traffic signal shall be installed at the intersection of Washington Boulevard and Landmark Street. The new signal shall be connected to the Automated Traffic Surveillance and Control (ATSAC) coordinated signal system operated by the City of Los Angeles.

2. As discussed in the Revised April 27 2005 Traffic Study for the Park Century School, the school shall establish a combination of offset start and dismissal time for students and staff. Said schedule shall be subject to approval of the Traffic Engineer and Planning Division.

No Impact b) through g) In the traffic study conducted for this project, an analysis of the project's traffic impact on the regional transportation system was conducted in accordance with the transportation impact analysis (TIA) procedures outlined in the *2004 Congestion Management Program for Los Angeles County*. If a project would add 50 or more peak hour trips (of adjacent street traffic) to a Congestion Management Program (CMP) arterial intersection, then a CMP arterial intersection analysis must be conducted. Based on the traffic study analysis, the project would not add more than 50 morning or afternoon peak hour trips at any of the CMP arterial monitoring intersections nearest the project. Thus, no further analysis is required.

The project will not result in a change in any air traffic patterns or traffic levels. The site is fully developed with no dangerous design features. There currently exists, and will remain, one ingress and egress driveway onto Landmark St. The requirement to add a traffic signal at the Washington Bl intersection will actually allow for safer turns into and out of Landmark St. The site will continue to maintain an emergency-only access gate at the rear of the property onto Lindblade St, resulting in adequate emergency access.

The Culver City Municipal Code requires 47 parking spaces for this project, and 47 spaces are being provided. Eight of the spaces are proposed to be blocked access spaces. The project will not affect any City or regional adopted policies, plans, or programs supporting alternative transportation.

MITIGATION MEASURE(S): None required

XVI. UTILITIES AND SERVICE SYSTEMS:

a) through g) The proposed project will connect to existing utilities available to the project site. No significant adverse impacts to utilities are expected from project implementation.

MITIGATION MEASURE(S): None required

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

No Impact
a) The project will not have significant impacts to any plant or animal wildlife species or cause substantial adverse effects on human beings

MITIGATION MEASURE(S) None required

Less Than
Significant
Impact
b) and c) The proposed school would cause traffic impacts in the surrounding area and add to the cumulative traffic in the area. However with the proposed mitigation measures implemented the LOS at the Washington Bl and Landmark St intersection will be improved even at today's LOS (See discussion under the Transportation section). As the site is located in an industrial area there is a potential for children to be exposed to pollution. Existing uses along Landmark Street are not incompatible with the school. Any uses that may be incompatible with the school use would most likely require SCAQMD permits that would limit emissions in the project vicinity.

MITIGATION MEASURE(S) None required

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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 indicates 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				
CUP P 2005019 and AUP P-2005018				
Park Century School				
MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPT.:	SIGNATURE	DATE:
NOISE				
A 1 Prior to issuance of any building permits the applicant shall submit a noise study to the Building Official identifying the construction methods needed to maintain interior and exterior noise levels to within the standards set in the General Plan Noise Element	Prior to issuance of building permits	Planning Building		
TRANSPORTATION/TRAFFIC				
T 1 A traffic signal shall be installed at the intersection of Washington Boulevard and Landmark Street The new signal shall be connected to the Automated Traffic Surveillance and Control (ATSAC) coordinated signal system operated by the City of Los Angeles	Prior to final release by Building and Safety inspectors of electrical and gas utilities	Public Works		
T 2 As discussed in the Revised April 27 2005 Traffic Study for the Park Century School the school shall establish a combination of offset start and dismissal time for students and staff Said schedule shall be subject to approval of the Traffic Engineer and Planning Division	Prior to issuance of building permits	Pubic Works Planning		

References Utilized

- 1 Culver City General Plan Land Use Element and Noise Element
- 2 Culver City Zoning Code
- 2 Culver City Natural Hazards Map
- 3 Traffic Study for the Park Century School (Revised April 27 2005)
- 4 Project application materials

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RESOLUTION NO 2005-R__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, UPHOLDING AN APPEAL FILED BY HOWARD INDUSTRIES (APPEALANT) THEREBY AMENDING CONDITION NO 43 (RELATING TO INSTALLATION OF A LEFT TURN LANE) OF CONDITIONAL USE PERMIT, CUP P-2005019 AND ADMINISTRATIVE USE PERMIT, AUP P-2005018 THAT ALLOWS THE ESTABLISHMENT OF A PRIVATE SCHOOL WITH TANDEM PARKING AT 3939 LANDMARK STREET IN THE LIGHT MANUFACTURING (M-1) ZONE

(CUP P-2005019 and AUP P-2005018)

WHEREAS, on March 10, 2005, an application was filed for a Conditional Use Permit and Administrative Use Permit for the establishment of a private school with tandem parking at 3939 Landmark Street, being Lot 12 and a portion of Lot 13 of Tract No 29708, in the Light Manufacturing (M-1) Zone and,

WHEREAS, on June 8, 2005, the Planning Commission opened a duly noticed public hearing for Conditional Use Permit, CUP P-2005019 and Administrative Use Permit, AUP P-2005018, for the establishment of a private school and continued the hearing to July 13 2005, in order to comply with the required public review period as stipulated in the California Environmental Quality Act (CEQA), and,

WHEREAS, on July 13 2005, the Planning Commission continued the duly noticed public hearing on Conditional Use Permit, CUP P-2005019 and Administrative Use Permit AUP P-2005018, fully considering the applications, site plans, staff reports, environmental information and all testimony presented, and,

WHEREAS, in accordance with CEQA, the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this project and based upon the initial