



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, MAY 9, 2012
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

Agendas are available on the web at:
www.culvercity.org

AGENDA
Planning Commission
Wednesday, May 9, 2012
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1

Conditional Use Permit Modification (CUP/M 2011-175) – The Help Group
To permit the addition of 250 students to an existing private school located at 12095-12101 Washington Boulevard.
Continued from April 11, 2012.

CONSENT CALENDAR. *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Secretary's Report. ***Approve Report.***

C-2. Approval of Minutes of January 25, 2012, February 22, 2012 and April 11, 2012.
Approve.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2012

Date	Day	Time	Location
<i>City Council</i>			
May 14	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
June 6	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
June 12	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
June 5	Wednesday	7:00PM	Patacchia Room
<i>Planning Commission</i>			
May 23	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: May 9, 2012		Item Number: PH-1	
AGENDA ITEM: Conditional Use Permit Modification (CUP/M 2011-175 to permit the addition of 250 students to an existing private school located at 12095-12101 Washington Boulevard.			
Contact Person/Dept.: Joshua Williams, Associate Planner		Phone Number: (310) 253-5706	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: On March 21, 2012, a notice was mailed to all the property owners and occupants within a 500-foot radius of the site and emailed to the Master Notification List.			
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director	

CONTINUATION OF April 11, 2012 AGENDA ITEM NUMBER PH-1:

This item was presented to the Planning Commission as a public hearing at the Commission's April 11, 2012 meeting and was continued by the Commission to its May 9, 2012 meeting.

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment;
2. Approve Conditional Use Permit Modification, CUP/M 2011-175, subject to the Conditions of Approval as stated in Resolution No. 2012-P005 (Attachment No. 1).

PROCEDURES:

1. Chair calls on staff for a staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the applicant the first opportunity to speak, followed by the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

On April 11, 2012, the Planning Commission considered a Conditional Use Permit Modification (CUP/M) request by The Help Group for a proposed increase of student enrollment from 400 students to 650 students. Please refer to the April 11th Agenda Item PH-1 packet for a full description, analysis, and attachments regarding this project. At the April 11th meeting the Commission received the staff report, presentation by the applicant and testimony from the public and discussed the item. Following discussion of the item the Commission voted to continue the item to May 9, 2012 and asked the applicant and staff to provide additional information. The Commission also requested that staff revise the Staff Report and Environmental document to clarify that the analysis includes the overall impacts of 650 students, not just 250 additional students. Key reasons for continuing the item include:

- A request to provide a summary of business tax revenue generated by the uses at 12095 Washington Boulevard between 2000 to the present.
- The City's Traffic Engineer should be in attendance to explain the methodology behind the Traffic Study prepared for the project.
- Provide a letter of explanation from the acoustic engineer regarding potential noise impacts from the rooftop play area at 12095 Washington Boulevard.

There was also a question by the Commission for the City Attorney to investigate the ability of the City to recoup lost revenue due to the conversion of the medical office uses to school uses.

ANALYSIS:

In response to the Commission's questions and comments, Staff and the applicant have provided the following supplemental information to the Staff Report:

Business Tax Revenue

The following business tax revenues were collected from the building proposed for conversion from office use to school facilities (12095 Washington Boulevard) between the years 2000 to 2011:

- o 2000 - \$8,020
- o 2001 - \$8,479
- o 2002 - \$7,012
- o 2003 - \$9,689
- o 2004 - \$10,052

City of Culver City, California
Planning Commission Agenda Item Report

- o 2005 - \$9,575
- o 2006 - \$10,125
- o 2007 - \$7,926
- o 2008 - \$7,953
- o 2009 - \$2,505
- o 2010 - \$2,793
- o 2011 - \$3,001

Traffic and Circulation

The City's Traffic Engineer reviewed and accepted the Traffic Study presented to the Planning Commission at the April 11, 2012 hearing. The Commission requested further explanation of the analysis by the City's Traffic Engineer regarding several items that were unclear, including: the basis of the analysis on the proposed addition of 250 students; the use of metered parking on the north side of Washington Boulevard during the morning drop-off and afternoon pick-up periods to create a turn lane into the property; and the likelihood of success of the proposed Traffic Management Program on The Help Group campus. The following information has been provided by the City's Traffic Engineer:

The added traffic generated by the development should be based on the incremental increase of 250 students.

The traffic study correctly calculated the increase in traffic generated by the project based on 250 additional special education students. There are 400 special education students currently enrolled in the school. The traffic counts were taken on a day when school was in session. Therefore, the traffic counts recorded all the traffic on the highway system, including the traffic generated by the 400 students attending school. If the school were not in session on the day the traffic counts were taken, then the traffic generated by the students currently enrolled in the school would have to be added in. As an extreme example, if a school with 3000 students were expanding to add one additional class of 30 students, then only the impact of the additional traffic generated by the 30 students or a 1% increase would be considered as having a potential impact on the highway system as long as the traffic counts were taken on a day when school was in session. The nationally accepted Institute of Transportation Engineers' (ITE) publication Trip Generation provides the trip generation rates per student. The student trip generation rates include the traffic generated by the students as well as all the related trips to the school, including teachers, teacher aides, maintenance personnel, delivery companies, gardeners, etc. The ITE trip rates are conservative because their study samples are generally typical schools without transport by transit. Because of the nature of the special students, special school such as The Help Group have a much higher usage of buses,

City of Culver City, California
Planning Commission Agenda Item Report

vans and taxis, therefore requiring less transportation by passenger cars. This is somewhat offset by the smaller classroom sizes and more teacher aides. However, for the most part, the higher usage of buses, vans and taxis far outweighs the other factors.

Use of five metered parking spaces for four hours during school days for on-street vehicle queuing into the property.

All queued parking is expected to be on the school site. However, to allow for some spillover of queued vehicles onto Washington Boulevard, the City's Traffic Engineer has recommended that five metered parking spaces have restricted parking for four hours during pick-up and drop-off periods, 7:00 to 9:30 AM and 2:30 to 4:00 PM on school days. Typically, the City requires the Traffic Study to comment on the impact that the loss of parking would have on the adjacent property. Parking meters serve several functions: they make parking convenient and more accessible for the public; they create more parking turnover for the benefit of the adjacent businesses; and they generate revenue for the City, which can be used to construct new public parking facilities.

The loss of parking would have very little impact on the adjacent property because the adjacent property is the project site. The Silver Lining boutique store is adjacent to the five metered spaces. It is connected to the School, and used to help develop students' ability to learn life skills. That store will be relocated to the opposite side of Grand View Boulevard. The Kaiser Permanente Medical facility is located just east of the five metered parking spaces. Kaiser has its own parking facility and charges a higher rate than the parking meters, \$1.00 for 15 to 30 minutes, \$1.00 for each additional 30 minutes and \$8.00 for 4 hours or longer.

Regarding the loss of revenue, we estimate that the City would lose about \$750/year. That is based on an average revenue of \$450/year for meters in the vicinity. So, for 5 meters not collecting revenue 33% of the time (20 out of 60 normal operating hours/week), the City would lose $(0.33 \times 450 \times 5)$ \$750/year. Therefore, if the Commission deems that the loss of parking revenue has nexus to the proposed school expansion, it may include that as a reimbursement to be made on an annual basis to the city.

Will the School's Traffic Management Program work as expected?

The City's Traffic Engineer recognized that the School's Traffic Management Program (TMP) is complex. Therefore, as a condition of development, follow-up reviews will be assigned to the project so that corrective actions can be assigned to the project if needed. The applicant shall provide two follow-up reports, one

City of Culver City, California
Planning Commission Agenda Item Report

after six months and the other after one year of full operation. If the goals of the TMP are not achieved, the City may impose additional requirements. Because the application is for a Conditional Use Permit, the City can impose additional requirements if it is determined they are needed. For example, the Commission may require revisiting the Schools' Traffic Management Program periodically (e.g. annually for some duration) to ensure that it is effective.

The applicant presented a videotape to Staff demonstrating the school's drop-off and pick-up procedures during a typical school day to show how their current TMP plan works at their Sherman Oaks campus. The drop-off and pick-up procedures at the Sherman Oaks' campus will be similar to what is proposed for the Culver City campus. The video also includes a test run of the cabs lined side by side in the garage and the arrangement of buses in the West Playground, as proposed in the school's TMP. The applicant will present the short video to the Commission as part of their presentation.

There was also an issue regarding the turning movement out of the Grand View Driveway. The existing CUP conditions restricts turns out of that driveway to lefts only. There was testimony from a resident on Herbert Street that that movement cause backup on northbound Grand View due to the limited amount of gap space to queue into southbound Grandview due to the close proximity of the Grandview driveway to Washington Blvd. The City's Traffic Engineer has reviewed this issue and has determined that allowing right turns out of the Grand View driveway will alleviate this issue not have a significant impact on traffic flow on Grandview as the driveway is only used by buses during the morning drop off and afternoon pick up times. . The Commission may require revisiting this issue (e.g. annually for some duration) under the Schools' Traffic Management Program to ensure that it there is no queuing problems created by the restriction.

Playground Use and Noise Impacts

The Applicant submitted a summary of how the three playground areas on The Help Group campus will be utilized during normal school operations. Presently, each school, Summit View and Village Glen, has its own designated playground. The project will result in the addition of a third playground located atop the two story building located at 12095 Washington Boulevard (see Attachment No 2, Map of Playground Areas). Lunch and play periods are staggered and separated by age on the playgrounds.

West Playground [A] – located at the northeast corner of Washington Boulevard and Grand View Boulevard. The playground is used for lunch and physical activity. The staggered lunch periods are from 11:30 AM to 1:30 PM. The area is

City of Culver City, California
Planning Commission Agenda Item Report

partially utilized for bus queuing and loading under the proposed Traffic Management Program.

East Playground [B] – located behind the main school structure at 12101 Washington Boulevard, abutting the residential properties to the rear. The playground is used for lunch and physical activity. Thirty minute staggered lunches begin at 12:10 PM and end at 1:10 PM. The area will also be utilized for parent drop-off and pick-up under the proposed Traffic Management Program.

Rooftop Playground [C] – located on the roof deck of the building at 12095 Washington Boulevard. The playground is used for lunch and physical activity. The staggered lunch periods are from 11:30 AM to 1:30 PM.

The Applicant's acoustical engineer, Veneklasen Associates, Inc., provided a noise analysis of the proposed rooftop play area at 12095 Washington Boulevard. The analysis, dated April 17, 2012 (Attachment No. 4), examined noise impacts on residential properties located in the City of Los Angeles to the north and on the sidewalk along Washington Boulevard in front of the school. Based upon the maximum occupancy for the rooftop playground of 185 people, noise levels at the residential properties are anticipated to be below 30 dBA. Noise levels at the sidewalk level on Washington Boulevard are anticipated to be 40.5 dBA. Both noise levels fall below the 65 dBA exterior noise level and 45 dBA interior noise level identified by the Noise Element (adopted 1995) of the City's General Plan for residential and commercial uses. The acoustical engineer also determined that the noise generated from the rooftop play area will not have any additive impact on noise levels at the ground level play areas or at the nearby residential properties.

As noted in the previous staff report and presented at the April 11th meeting, the noise study conducted for the East Playground abutting the residential properties to the rear determined that the noise impact did not exceed the thresholds of the City's noise standards. Part of that noise study included an analysis of what the noise reduction would be with a 14 foot high wall built along the property line between the playground and the residential properties. There currently is an 8 foot high wall and a row of mature trees along the property line. The idea behind the 14 foot high wall originated at one of the community meetings where one of the residents suggested that the school build a 14 foot high wall similar to the wall that was required for the car wash project at Culver Boulevard and Motor Avenue. There was no scientific analysis done to determine whether a 14 foot high wall was necessary to mitigate any noise impacts, it was strictly arbitrary. The Help Group agreed to consider a wall or other noise attenuation measures if the noise study determined that there was an impact and that an increase in the existing 8 foot high wall was warranted to mitigate a noise impact. As noted in

City of Culver City, California
Planning Commission Agenda Item Report

the noise study, the inclusion of a 14 foot high wall would reduce the noise level, which is an obvious conclusion. However, as noted above the noise study concluded that the noise from the playground does not exceed the thresholds of the City's noise standards with the current 8 foot wall. Therefore, there is no nexus to require a 14 foot high wall because there is no noise impact beyond threshold identified in the noise study however, the Commission may want to consider whether any further noise mitigation is warranted given the complaints expressed during public hearing testimony and address it as a condition.

CONCLUSION:

Staff has worked closely with the applicant from the project inception to guide its design in order to meet Zoning Code requirements and address potential community concerns. Based on the analysis contained herein staff believes the findings for a Modification to a Conditional Use Permit can be made as outlined in proposed Resolution No. 2012-P005 (Attachment No. 1) and recommends project approval. However, in the event that the Commission wants to further monitor traffic circulation or further mitigate noise related issues it can add these requirements to the attached conditions of approval.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Negative Declaration (ND) (Attachment No. 3) has been prepared; the project has been determined to have less than significant impacts on the community. Staff has updated the ND to reflect the updated noise information as well as to reflect the entire complement of school students being 650.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Approve the application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the application with additional or different conditions of approval, if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the application if it does not meet the required findings.

City of Culver City, California
Planning Commission Agenda Item Report

ATTACHMENTS:

1. Resolution No. 2012-P005 (CUP/M P2011175) and Exhibit "A" -Conditions of Approval
2. Map of Playground Areas, The Help Group Campus
3. Revised Initial Study/Negative Declaration dated April 30, 2012
4. Veneklasen Associates noise analysis of the proposed rooftop play area dated April 17, 2012.

RESOLUTION NO. 2012-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION, CUP/M P-2011175, TO ALLOW FOR A 650-STUDENT PRIVATE SCHOOL FOR SPECIAL NEEDS STUDENTS AT 12095-12101 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Conditional Use Permit Modification, CUP/M P-2011175)

WHEREAS, on October 13, 1999 the Planning Commission adopted Resolution No. 99-P020 approving a conditional use permit (CUP P-1999017) for a 400 student private school for special needs students at 12095-12101 Washington Boulevard; and

WHEREAS, on December 13, 2011, The Help Group filed an application for a modification to an existing conditional use permit (CUP P-1999017) to add 250 students to the previously approved 400-student private school campus – comprised of the Summit View School and the Village Glen School. The project also includes tenant improvements and façade work on the two-story building at 12095 Washington Boulevard, converting the building from medical office uses to school uses. The project site is described more fully as Portions of Lots 148, 149, 150, 151 of the East Ocean Park Tract, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed project, approval of the following applications is required:

Conditional Use Permit Modification: To modify CUP P-1999017, which allowed for the operation of a 400-student private school for special needs students at 12095-12101 Washington Boulevard, thereby allowing for the addition of 250 students for a total of 650 students.

1
2 WHEREAS, on April 11, 2012 and May 9, 2012, the Planning Commission conducted
3 a duly noticed public hearing on the subject applications, including full consideration of the
4 application, plans, staff report, environmental information and all testimony presented, and
5 the Planning Commission (i) by a vote of _ to _, adopted a Negative Declaration, in
6 accordance with the California Environmental Quality Act (CEQA), finding the Project will not
7 result in significant adverse environmental impacts; and (ii) by a vote of _ to _ conditionally
8 approved Conditional Use Permit Modification, CUP/M P-2011175.
9

10
11 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
12 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

15 **Conditional Use Permit:**

16
17 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an
18 Administrative Use Permit are hereby made:

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

22 The Commercial General (CG) zoning designation allows the existing use of a private
23 school subject to a Conditional Use Permit as outlined in CCMC Section 17.220.015,
24 Table 2-5 "Allowed Uses and Permit Requirements for Commercial Zoning Districts."
25 The private school use on the project site was originally permitted under Conditional
26 Use Permit, CUP P-1999017, adopted on October 13, 1999. The request to add 250
27 students to the existing 400 student private school resulting in a total of a 650 students
28 complies with all applicable provisions of this Title and the CCMC.

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

The existing use of the project site for a private school use is consistent with the
"General Corridor" General Plan Land Use Designation. The General Corridor

1 designation encourages a range of uses including an emphasis on neighborhood and
2 community serving commercial uses and the Commercial General zoning designations
3 allows private schools subject to approval of a conditional use permit. The project site
4 is not subject to any specific plan.

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

8 The design, location, size and operating characteristics of the existing private school
9 use and the proposed addition of 250 students to the existing 400 student private
10 school resulting in a total of a 650 students subject to the conditions of approval will
11 not have an impact on adjacent uses and is therefore found to be compatible with the
12 existing and future residential and commercial land uses in the vicinity of the subject
13 site. The proposed addition of students will not adversely affect nearby properties
14 because all school activities will be located within the approved project campus area,
15 per the original conditional use entitlement. In addition, the project will be subject to
16 conditions of approval in order to enforce compatibility with adjacent residential and
17 commercial uses.

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

21 The project will not involve the construction of any additional floor area. The addition of
22 250 students to the private school campus resulting in a total of 650 students will be
23 accommodated in the existing two-story building at 12095 Washington Boulevard,
24 which was previously approved for private school uses pursuant to conditional use
25 permit, CUP P-1999017. As part of its request, the Applicant has submitted an
26 updated Traffic Management Program, incorporating staggered drop-off and pick-up
27 times for students at The Help Group Campus and a new queuing plan which utilizes
28 the school's multilevel parking structure along the east side of the campus. The City's
29 Traffic Engineer has reviewed the proposed ingress and egress plan to the site
utilizing Washington Boulevard and Grand View Boulevard to ensure that access to
the site and surrounding streets will not adversely affect traffic patterns on surrounding
streets.

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

34 The addition of 250 students to the existing 400 student private school resulting in a
35 total of a 650 students through this approval subject to the conditions of approval will
36 not be detrimental to the public interest, health, safety or general welfare or injurious to

1 persons, property or improvements in the surrounding commercial zoning district or
2 vicinity.

3 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
4 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
5 CUP P-2011175, subject to the conditions of approval set forth in Exhibit A attached hereto
6 and incorporated in herein by this reference.
7

8 APPROVED and ADOPTED this 9th day of May 2012.
9

10
11 _____
12 ANTHONY PLESKOW - CHAIRPERSON
13 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

14 Attested by:
15

16 _____
17 Yvonne Hunt
18 Administrative Secretary
19
20
21
22
23
24
25
26
27
28
29

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the addition of 250 students to the existing private school use, a 650 student private school for special needs students and the concurrent conversion of an existing two-story medical office/retail building into school facilities (the "Project"), for the property located at 12095 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
12.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
13.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
14.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
15.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
16.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
17.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
18.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
19.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2012-P005
Case No. CUP/M P-2011175
12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
20.	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	
21.	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	
22.	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	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
23.	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	
24.	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	
25.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
26.	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	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
27.	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	
28.	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	
29.	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	
30.	The building shall be structurally upgraded to the current, 2010 California Building Code. An outside structural review will be required at an additional cost to the Applicant.	Building	Special	

EXHIBIT A
RESOLUTION NO. 2012-P005
Case No. CUP/M P-2011175
12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
31.	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	
32.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
33.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
34.	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	
35.	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	
36.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
37.	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	
38.	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	ngth to	
39.	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	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
40.	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	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
41.	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	
42.	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	
43.	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	
44.	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	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
45.	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 January 5, 2012 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	
46.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	

EXHIBIT A
RESOLUTION NO. 2012-P005
Case No. CUP/M P-2011175
12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
47.	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	
48.	The existing drive approach on Washington Boulevard west of Inglewood Boulevard shall be removed and replaced with an ADA compliant, high-speed drive approach. Obtain a separate permit form from the Engineering Division.	Public Works	Special	
ON-GOING				
49.	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 April 11 May 9, 2012 , excepted as modified by these Conditions of Approval.	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2012-P005
Case No. CUP/M P-2011175
12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
50.	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	
51.	<u>Follow-up review reports on the operation of the Traffic Management Program (TMP) shall be submitted to the Planning Division after six months and after one year of full operation. The Applicant shall enter into a Memorandum of Understanding (MOU) with City which outlines the scope and content of the reports. If it is determined by the Planning Manager and the City's Traffic Engineer that the goals of the TMP are not achieved, additional requirements may be imposed as determined by the Planning Manager and the City's Traffic Engineer.</u> Follow-up review reports of the Traffic Management Program (TMP) as determined by the City's Traffic Engineer shall be provided after six months and after one year of full operation of the TMP. If it is determined that the TMP is not operating to the satisfaction of the Planning Manager and City's Traffic Engineer, additional requirements may be imposed.	Planning/ Public Works	Special	
52.	<u>The maximum number of students for the combined Village Glen School and Summit View School shall not exceed 650. A letter verifying the student enrollment shall be submitted annually to the Planning Manager no more than 30 days after the commencement of the school year.</u>	<u>Planning</u>	<u>Special</u>	
53.	No more than 15 permits shall be issued for students to drive to the Summit View School.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2012-P005
Case No. CUP/M P-2011175
12095-12101 Washington Boulevard

<u>54.</u>	The maximum number of staff for the combined Village Glen School and Summit View School shall not exceed 177. A list of all staff shall be submitted to the Planning Manager annually 14 days prior to the commencement of the school year.	Planning	Special	
<u>55.</u>	A combination of additional staff and/or student drivers up to a total of 27 may be permitted if it can be demonstrated to the satisfaction of the Planning Manager that adequate parking is provided to accommodate the increase. A written request for such increase shall be submitted to the Planning Manager for review and approval.	Planning	Special	
<u>56.</u>	<u>Transports dropping-off and picking-up students in the Grand View Boulevard parking lot and drop area (adjacent to the Washington Boulevard and Grand View Boulevard intersection) shall be permitted to exit the area using a left turn or right turn onto Grand View Boulevard.</u>	<u>Planning</u>	<u>Special</u>	

EXHIBIT A
 RESOLUTION NO. 2012-P005
 Case No. CUP/M P-2011175
 12095-12101 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
<u>57.</u>	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	
<u>58.</u>	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
<u>59.</u>	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
<u>60.</u>	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	

ATTACHMENT NO.2

PLAYGROUND AREAS:

- A WEST PLAYGROUND
- B EAST PLAYGROUND
- C ROOFTOP PLAYGROUND



SITE PLAN (PLAY AREAS)

SCALE: 1" = 48'





PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

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

Existing Conditions of the Project Site:

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

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

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

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

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

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

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

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

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

Joshua Williams, Associate Planner

Date

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) – d) <u>No Impact.</u> The project will not result in any aesthetic impacts. The project includes the conversion of a 20,090 square foot medical office building on the Help Group campus into classrooms, offices and related facilities for the school. There are no scenic vistas or resources in the vicinity of the subject property. The project site is presently developed with multiple buildings, a parking structure and surface parking lots occupied by the school campus. The exterior of the existing medical office building will be remodeled to include new accent features, including wrought iron grilles along the roof parapet, exterior plaster panels, new storefront doors and windows with dark bronze frames, and a slate accent band feature. The project is not proposing any new sources of light on the exterior of the building. However, any new exterior lighting shall be shielded, pursuant to the Culver City Municipal Code, to limit light intrusion onto abutting properties. Mitigation Measure(s): None Required				
II. AGRICULTURE RESOURCES AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Responses:

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

Mitigation Measure(s): None Required

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Responses:

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

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

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

Mitigation Measure(s): None Required.

IV. BIOLOGICAL RESOURCES -- Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

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

Mitigation Measure(s): None Required.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
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) – d) No Impact. The project site is presently developed and used for a private school use. No buildings on the project site have been identified for designation as a landmark at the national, state or local level, nor have they been identified as being potentially significant in any historic resource survey for the area. The subject building proposed for conversion from medical offices to school related uses is not identified as being a historical resource, therefore no impact will result.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
While the project will result in the interior remodel of the medical office building for conversion into school uses, disturbance of subsurface soil will be minimal. Preliminary architectural plans have identified that some new pad footings will be built by underpinning and widening existing footings. A new elevator pit will be constructed and the low area for the existing elevator pit will be raised by filling in with compacted soil. No significant grading or site grade changes are proposed. Due to the limited scope of development, no impacts are anticipated to potential archaeological, paleontological, or human remains on the project site.				
Mitigation Measure(s): None Required				
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.	<u>No Impact.</u> The project site is not located on a known fault line, as depicted in the City of Culver City Alquist-Priolo Earthquake Fault Zone map (2007). Therefore, no impacts will result.			
ii.	<u>Less Than Significant Impact.</u> The conversion of the existing medical office building to uses for school facilities, including classrooms and offices, shall require that the building be structurally upgraded to the current 2010 California Building Code. In addition, per Building & Safety requirements, an outside structural review is required. Therefore, project impacts will be less than significant.			
iii.	<u>Less Than Significant Impact.</u> Liquefaction is defined as a loss of strength of saturated cohesionless soil caused by seismic shaking. A Preliminary Geotechnical Engineering Report prepared by Earth Systems Southern California (dated September 14, 2011) identified that the			

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

Mitigation Measure(s): None Required.

VII. GREENHOUSE GAS EMISSIONS --Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

Responses:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
The emissions generated by <u>T</u>he Help Group project (and any project) are too small to influence global climate change individually. Even if an individual project's greenhouse gas (GHG) emissions were large enough to influence global climate change, the significance of the impact of a single project on the global climate cannot be determined at this time. First, no guidance exists to indicate what level of GHG emissions would be considered substantial enough to result in a significant impact on global climate. Second, global climate change models are not sensitive enough to be able to predict the effect of a single project on global temperatures and the resultant effect on climate; therefore they cannot be used to evaluate the significance of a project's impact. In addition, there are currently no adopted thresholds or guidance adopted by the SCAQMD or other agencies in California to assess the significance of potential impacts associated with Greenhouse Gases. In the absence of established GHG thresholds, the Governor's Office of Planning and Research (OPR) recommends in its 2008 technical advisory that lead agencies should make a good faith effort to calculate, model, or estimate the amount of CO₂ and other GHG emissions from a [project. In an 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 could be implemented by various State agencies to ensure that the Governor's targets are met and can be met within the existing authority of State agencies. In analyzing potential impacts related to construction and operation of the project, the report notes that in the absence of regulatory guidance, evaluation of the project's impacts associated with GHG emissions is done qualitatively by determining consistency of the project to any of the emission reduction strategies identified by the CAT Report and by the California Air Resources Board (ARB). If the project is consistent with the guidelines established by the CAT Report and by the ARB, project specific impacts related to GHG emissions would be less than significant, and the project's contribution to any potential cumulative impact related to GHG emissions would not be considerable. The project's impacts from GHG emissions will be less than significant due to improved sustainability of modern construction and design compared to the existing building. It is anticipated that greenhouse gas emissions will be reduced by the following sustainable design and construction features integrated into the project: • Insulation of all interior and exterior walls; • Use of duro-last vinyl roofing material (87 percent reflective); • Installation of 14 SEER heating, venting and air conditioning (HVAC) units; • Replacement of existing fluorescent lighting with LED lighting throughout the building; • Installation of dual-glazed bronze anodized doors and windows throughout the building; • Installation of motion-sensor restroom light switches; • Replacement of existing toilets with auto-flush toilets; • Replacement of existing urinals with waterless urinals; • Installation of hands-free faucets; • Installation of high-efficiency water heaters In addition, the project will be subject to the City of Culver City's Mandatory Green Building Program. Projects under 49,999 sq. ft. are required to comply with Category 1 Requirements of the Green Building Program. By complying with the City's Mandatory Green Building Program and employing the sustainable design features identified above, impacts from Greenhouse Gases will be less than significant.				
<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
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?	☐	☐	☐	☒
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) - b)	<u>Less Than Significant Impact.</u> The project will utilize potentially hazardous materials as part of its construction and operation, including solvents, paints, petroleum products and pesticides. All potentially hazardous materials will be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. The use and transport of these materials, typically sold as consumer goods, will not pose a significant hazard to the public or the environment. Therefore project impacts related to the routine transport, use or disposal of hazardous materials will be less than significant. In addition, the project will not result in an impact nor contribute to a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			
c)	<u>Less Than Significant Impact.</u> The proposed project will involve the increase in student population from 400 students to 650 students and the convert-conversion of an existing two-story medical office building into school facilities for the existing Help Group campus. The operation and maintenance of the proposed school facilities are not considered to be sources of hazardous emissions and are not			

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

Mitigation Measure(s): None Required.

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

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

Mitigation Measure(s): None Required**X. LAND USE AND PLANNING - Would the project:**

a)	Physically divide an established community?	☐	☐	☐	☒
----	---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Responses:

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

Mitigation Measure(s): None required.**XI. MINERAL RESOURCES -- Would the project:**

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

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Mitigation Measure(s):</u> 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
<u>Responses:</u>				
a)	<u>Less Than Significant Impact.</u> Impacts related to the generation of noise levels in excess of community standards are analyzed separately, as part of construction and school operation activities. The Culver City Noise Ordinance (Chapter 9, Section 9.07.035 "Construction") exempts noise sources associated with construction when performed between the hours of 8:00 AM and 8:00 PM on weekdays, 9:00 AM and 7:00 PM on Saturdays, and 10:00 AM and 7:00 PM on Sundays. The project will require the use of equipment for demolition on the inside of the building, as part of tenant improvements. During the demolition and construction, activities will not be constant. A different mix of the equipment operating and noise levels will vary based on the amount of equipment in operation at any given time and the location of each activity on the project site. Land uses on the properties surrounding the project site are primarily developed with commercial retail and office, multi-family residential, and medical office uses. Due to the use of construction equipment during the construction phase, the project will expose nearby residents, and students and staff associated with the school to increased ambient exterior noise levels, typical of any tenant improvement activities in nearby businesses. The project applicant will notify surrounding residential neighbors in advance of construction activities, and both the Applicant's and City's contact information will be posted on the project site to direct residents wishing to report noise and other construction activity complaints. Through compliance with the City's Noise Ordinance, temporary			

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

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

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

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

- b) – c) closest to them. The project is not anticipated to result in substantial population growth, therefore impacts are less than significant.
No Impact. The project will not result in the displacement of any housing units or people. Therefore, there will be no impacts.

Mitigation Measure(s): None Required

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Responses:

- a) Less Than Significant Impact. During internal staff review of the project, neither the Culver City Police Department nor the Culver City Fire Department identified impacts related to their response times. Further, neither agency identified impacts to their ability to provide adequate services. Therefore, impacts related to fire and police protection will be less than significant.

The project will result in the expansion of facilities and student population at a private school facility serving special needs students. While the project will result in an increase in the number of staff on-site, it is anticipated that given the nature of the jobs to be filled, employees would be residents of communities in the area. As such, implementation of the project will not generate a direct or indirect increase in the permanent population of the area. Therefore, the project would not result in an increase in the generation of students and the project would not result in substantial adverse physical impacts with regard to schools.

The Help Group does not presently use any parkland in Culver City for school activities, either during or after school hours. The school campus provides two outdoor playgrounds and an indoor gym. For other sports activities, including baseball and soccer, the schools utilize park facilities in the City of Los Angeles or opposing team fields for away games. As part of the project, an additional rooftop play area will be provided atop the two-story, former medical office building for use by students.

The project does not propose any significant increase in population density that would generate the need to require new roads, additional infrastructure, or other governmental services.

Mitigation Measure(s): None Required

XV. RECREATION --

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐

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

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Responses: a) – b) <u>Less Than Significant Impact.</u> This analysis is based on the following report: <i>The Help Group – Culver City Campus, Traffic Impact Analysis</i>, Urban Crossroads, November 7, 2011. As part of its analysis for the project, the Applicant's consultant in concert with City staff selected six intersections for study: 1. Centinela Avenue and Washington Boulevard 2. Grand View Boulevard and Washington Boulevard (in the City of Los Angeles and City of Culver City) 3. Project Driveway 1 and Washington Boulevard 4. Inglewood Boulevard and Project Driveway 2 5. Inglewood Boulevard and Project Driveway 3 6. Inglewood Boulevard and Washington Boulevard (in the City of Los Angeles) The trip generation for the project has been estimated based upon the specific land uses that exist at the site (medical office) and that have been planned for the site (special education school facilities). Based upon the review of the existing and proposed uses, the study identified that the existing medical office uses (comprising approximately 10,045 sq ft of floor area) generates a total of 363 daily trip ends, with 23 trips occurring during the AM peak hour (18 inbound and 5 outbound) and 34 trips during the PM peak hour (9 inbound and 25 outbound). The proposed use (school facilities) are anticipated to generate a total of 372 daily trip ends, with 114 trips occurring during the AM peak hour (68 inbound and 46 outbound) and 36 trips during the PM peak hour (17 inbound and 19 outbound). Therefore, the project will result in 9 additional daily trip ends with 91 additional trips occurring during the AM peak hour (50 inbound and 41 outbound) and 2 additional trips during the PM peak hour (8 inbound and -6 outbound). In order to determine the significance of impacts related to traffic generated by the project <u>(the increase in student enrollment from 400 to 650 students and the conversion of a medical office building to private school uses)</u>, the study examined the six previously identified intersections, comparing future conditions with and without the project. The volume of future traffic without the project looks at existing conditions plus ambient growth (estimated to be 1% per year) plus traffic generated by related projects (lists provided by the City of Culver City and City of Los Angeles). The volume of future traffic with the project takes into account existing conditions plus ambient growth plus traffic generated by related projects plus the proposed project's traffic. <u>Please note, the "existing conditions" includes the existing population of the school, including staff and students.</u> The analysis of future traffic conditions with and without the project found no anticipated significant impacts at the study area intersections due to the additional project traffic. During its review of the project's on-site circulation, City staff provided requirements to ensure safe ingress and egress from the project site via its multiple driveways, limiting turn-in and turn-out movements from Washington Boulevard and Inglewood Boulevard. c) <u>Less Than Significant Impact.</u> The project site is not located near any airports, nor will it include any characteristics that would result in the alteration of air traffic patterns. Therefore, impacts will be less than significant. d) <u>Less Than Significant Impact.</u> The project will not alter the street configuration in the area. In addition, as part of the mitigations to reduce potential conflicts between traffic entering and exiting the site with normal circulation on surrounding streets, the project will restrict movements into and out of the property and restrict on-street parking during morning and afternoon hours in order to provide additional queuing space as vehicles enter the site on Washington Boulevard. e) <u>No Impact.</u> The design and construction of the project will be required to incorporate all applicable City standards related to emergency access to ensure that the emergency access would be adequate. Therefore, implementation of the project will not result in any impacts.				

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	<u>No Impact.</u> The project site is located in an urbanized portion of the City. As proposed, the project will not conflict with any public transit, bicycle or pedestrian facilities. In addition, the project will not affect the performance or safety of any alternative modes of transportation. Therefore, there is no impact.				
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?	☐	☐	☐	☒
Responses:					
a)	<u>Less Than Significant Impact.</u> The project will connect to the City's existing wastewater treatment system. The proposed project is not expected to result in a substantial increase beyond the projected development potential, residential population and employment population for that area as permitted under the General Plan. Therefore, the project is unlikely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board.				
b)	<u>Less Than Significant Impact.</u> Water treatment needs of the City are accommodated by the Metropolitan Water District's (MWD) Joseph Jensen Treatment Plant in the City of Los Angeles. Due to the change of use of the building, the project is subject to the City's Sewer Facility Charge. Pursuant to requirements from the Public Works Department, the charge shall be paid prior to the issuance of any permit and will go towards infrastructure improvements related to the cumulative use of City infrastructure. In addition, pursuant to the City's Green Building Program, and as proposed by the Applicant, the project will include water saving plumbing features, including the use of waterless urinals, auto flush toilets, and hands free faucets. Through the use of these features and the payment of sewer facility fees, the project impacts on the water system will be less than significant.				
c)	<u>Less Than Significant Impact.</u> The project site is developed and is generally covered with impervious surfaces. The project site is located within an area that includes existing and adequate storm drainage facilities. A substantial change in surface water runoff patterns is not expected. Therefore, impacts will be less than significant.				
d)	<u>Less Than Significant Impact.</u> The project, including the conversion of an existing medical office				

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

Mitigation Measure(s): None Required.

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

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

XVIII. EARLIER ANALYSES:

None.

References Utilized:

Cortese List, Hazardous Waste and Substances Site List, accessed March 5, 2012.
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

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

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

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

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

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

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

ATTACHMENT NO. 4

April 17, 2012

**The Help Group
13130 Burbank Blvd
Sherman Oaks, CA 91401**

Attention: Mr. Thomas Komp

**Subject: Noise Impact Study
For Roof Deck Playground
12095 W. Washington Blvd
The Help Group West, Culver City
VA Project Number 4727-001**

Dear Mr. Komp:

We have reviewed the architectural plans prepared for the Conditional Use Permit Modification # P2011175. The roof deck of the proposed project will be used as playground area for the students. The roof deck is provided with ten foot high parapet walls on three sides. A four story structure is also located to the north side of the playground area.

The purpose of this study is to estimate produced sound levels due to student activities on the deck area at the residential locations to the north and west property lines of the Help Group West's facility and also at the Washington Boulevard sidewalk to the south façade of the facility.

The estimated noise levels are shown in the following table for various occupancies on the deck area. Sound emission characteristics for a student have been used for estimating the total produced sound power level for various roof occupancies. There is a ten foot high parapet wall on all four sides of the rooftop playground. Only the westerly facing parapet wall facing the existing school and away from the adjacent properties, has openings in it.

The noise reductions afforded by the ten foot high perimeter walls around the playground and the sound power levels for each occupancy were used for calculating the noise levels shown in the table.

Number of Students	250*	185	100	50
Washington Blvd. Sidewalk	42 dBA	40.5 dBA	38 dBA	35
Residential Area	Below 30 dBA	Below 30 dBA	Below 30 dBA	Below 30

*The Estimated noise level for 250 has been included at the request of the Planning Commission, although The Help Group will not exceed the maximum occupancy of 185.

Although the maximum occupant load is 185 for rooftop playground, it is important to note that The Help Group will use a staggered lunch, recess and physical education schedule for the rooftop playground with the count significantly under the maximum occupant load at any given time.

The day time ambient noise levels at the Washington Boulevard sidewalk area are about 65 dBA to 70 dBA. The ambient levels at the residential area are about 45 dBA to 47 dBA. The noise levels due to student activities on the roof deck are well below the ambient noise levels both at the Washington Boulevard sidewalks and the residential area to the north and west property lines of the facility.

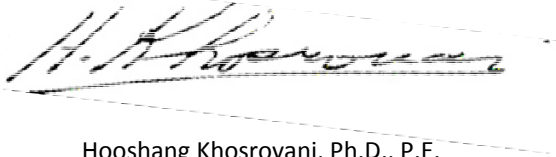
Also any produced noise on the roof deck will have no additive effect on the produced noises at the grade level play grounds or in the adjacent residences.

Based on the results of this analysis, it may be concluded that the roof deck activities will have no impact at the residential area to the north and west property lines of the facility and also at Washington Boulevard sidewalks.

If you have any questions concerning information contained in this report please do not hesitate to contact me.

Sincerely,

Veneklasen Associates, Inc.

A handwritten signature in black ink, appearing to read "H. Khosrovani", is written over a faint, light-colored rectangular stamp or background.

Hooshang Khosrovani, Ph.D., P.E.

Associate Principal