

MEETING DATE: August 21st, 2006

AGENDA ITEM : Discussion of Star Eco Station

ATTACHMENTS

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Architecture and design

ENROLLMENT OPTIONS

Our innovative and high caliber curricula has had tremendous results in 39 school districts throughout California.

Full-time enrollment

- 30 hours/week classroom instruction
- daily assignments and/or assessments
- access to a full semester of curriculum that satisfies the appropriate California State Standards and UC/CSU requirements.

Single-Subject enrollment

- 4 hours/week classroom instruction
- daily assignments and/or assessments
- access to a full semester of curriculum that satisfies the appropriate California State Standards and UC/CSU requirements.

Independent Study Plan A

- 12 hours/month on-site tutoring
- weekly assignments and/or assessments
- access to a full semester of multiple curricula that satisfy the appropriate California State Standards and UC/CSU requirements.

Independent Study Plan B

- 4 hours/month on-site tutoring
- weekly assignments and/or assessments
- access to a full semester of multiple curricula that satisfy the appropriate California State Standards and UC/CSU requirements.

STAR Prep Academy
10101 W. Jefferson Blvd.
Culver City, CA 90232



STAR Prep Academy

Be a part of the change.



*for gifted middle &
high school students*

Bringing Education to New Heights

CONTINUOUS ENROLLMENT
GRADES 6-12

STAR has been named a "Model Program" by the
White House & the Department of Education

10101 W. Jefferson Blvd., Culver City, CA 90232

310.311.0101 • starprepacademy.com



By parent request, STAR Education has opened STAR Prep Academy, a private middle school and high school designed for students who seek an Individualized education that emphasizes the student's strengths and areas of Interest. STAR Prep Academy offers the following for its families:

- a unique, high caliber curriculum specifically designed for each student
- curriculum Integrated with real world opportunities usually not available until college
- flexible schedules
- part-time enrollment options
- college inspired course catalog
- non-competitive atmosphere



Wildlife conservation owl rescue and release

STAR Prep Academy has been highly successful for:

- Gifted students
- Talented students
- Accelerated learners
- Alternative learners
- Young professionals (actors, musicians, athletes)
- Career-oriented students



College inspired science courses

NOW LET'S TALK ABOUT THE SPECTACULAR LOCATION...

Located within the STAR ECO-Station, an environmental science and wildlife rescue center. STAR Prep Academy has the look and feel of a Mayan temple lost within a rainforest. Students are greeted daily by exotic reptiles, tropical birds, "at-risk" mammals, endangered wildlife, amazing sea life and wild felines. The STAR ECO-Station is a constantly evolving work of art that serves as a center for local, national and International events, such as:

- Famous scientific lectures
- Art exhibits
- Cultural arts events
- International functions
- Environmental festivals and more!

Students greatly benefit from such an immersion in the global community. At STAR Prep Academy, our students meet the world!

In addition to our rigorous standards-based core curriculum, the most popular classes from our course catalog are as follows:

LANGUAGE ARTS

Ancient World Literature
Formal & Creative Writing
Writer's Café

MATHEMATICS

Lego Robotics

SCIENCE

Eco-Science
Animal Anatomy
Entomology

HISTORY/SOCIAL SCIENCE

Sociology
Psychology
Surviving School 101
Journalism/Yearbook
Leadership

FOREIGN LANGUAGES

Spanish
French
Japanese
Italian

VISUAL AND PERFORMING ARTS

Video Game Design
Entertainment Technology: Music Production
Fashion Design
Rock Band
Sculpture
Music Theory
Flash Animation
Computer Graphics
Film/Cinema Studies

PHYSICAL EDUCATION

Capoeira Brasil
Dance
Yoga
Stress and Relaxation
Sports



CAROL A. SCHWAB
City Attorney

OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660

FAX (310) 253-5664

June 7, 2006

VIA CERTIFIED U.S. MAIL

Katya Bozzi, Director
Eco Star Station
10101 West Jefferson Boulevard
Culver City, California 90232

RECEIVED

JUN 08 2006

Culver City
Planning Division

RE: Star Education Eco Station

Dear Ms. Bozzi:

You will recall that on August 4, 2005 a letter was written to you from Culver City Building Official Craig Johnson detailing building code and safety issues, and that on December 16, 2005, a letter was written to you from City Planner Jose Mendivil reiterating the building code and safety issues, and further instructing you to submit an application for a Conditional Use Permit. In my review of the files pertinent to Star Eco Station, to Star Education Eco Station, to 10101 West Jefferson Boulevard and to Katya Bozzi and Erick Bozzi it is apparent that Star Eco Station is being used as a school facility and that no action has ever been taken by you with regard to the building code and safety issues identified by City staff, or with regard to the Conditional Use Permit application. As you may be aware a new Zoning Code has been adopted by the City which absolutely precludes the operation of a school at the location of 10101 West Jefferson Boulevard.

Please be advised that this is not a situation that can be permitted to continue. Unfortunately it appears that correspondence and phone calls from City staff to you have failed to produce the results that the City needs to see to preclude the possibility of taking civil and criminal action against you. In light of the forgoing it seems that the next reasonable step that the City can take short of commencing civil and criminal action is to invite you to the attend an office conference with City Staff whereby any confusion or misunderstanding regarding the seriousness of this situation may be clarified, and any questions or concerns you have may be adequately addressed. We will convene the necessary staff members on Friday, June 16, 2006 at 10:00 a.m. to meet with you in the City Attorney's Office Library on the third floor of City Hall. If you have any immediate comments or questions prior to our meeting I may be reached at the above-listed number. Thank you in advance for your cooperation. I look forward to meeting you on June 16th.

Very truly yours,

CAROL A. SCHWAB
CITY ATTORNEY

BY: 
DAVID M. MCCARTHY

DEPUTY CITY ATTORNEY/DEPUTY CITY PROSECUTOR

CC: Susan Evans, Community Development Director
Craig Johnson, Building Official
Ken Quick, Code Enforcement Supervisor
Jose Mendivil, Associate Planner
Sherry Jordan, Senior Planner

August 4th, 2005

Mrs. Katya Bozzi, Executive Director
Mr. Erick Bozzi II, International Wildlife Conservation Director
Star Education Eco Station
10101 West Jefferson Blvd.
Culver City, CA, 90232

Re: proposed expansion of classroom use at 10101 Jefferson Blvd.

Culver CITY

Dear Mrs. Bozzi, Dear Erick,

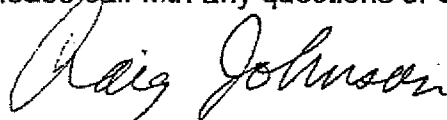
It was very nice to meet both of you during City staff's recent brief tour. It's my understanding you may be expanding the classroom usage at 10101 Jefferson Blvd. Based on my brief tour of the building and a review of the construction permit drawings of 2000, I offer the following comments:

1. The original building permit for the Star School has never had a final inspection. I understand you have recently been working with Culver City Senior Inspector Carlos Lugo to final the building permit. Please complete that effort.
2. The original electrical permit for the Star School has never had a final inspection. Please call for the required inspections and obtain final approval of the electrical work.
3. I noticed several exit signs not working during my brief tour. Please conduct an overall review of the exit signage and fix all exit signage as soon as possible.
4. The additional classroom usage proposed may have life safety impacts. I strongly recommend the Star School retain the services of a qualified design professional to produce an overall life safety review of the existing building as it presently is used and a review of the building as it is proposed to be used. The life safety review should be indicated on a current (and proposed) floor plan of the building including:
 - a. Occupancy classification per the Cal. Building Code of each area.
 - b. Type of construction of the building per the Cal. Building Code.
 - c. Occupancy loads and egress capacity per the Cal. Building Code.
 - d. Exit doors, Exit door hardware, exit signage, emergency egress lighting, etc. per the Cal. Building Code.

Please forward the life safety review to C.C. Building Safety.

5. Consult with the Culver City Planning Division regarding the required after the fact Conditional Use Permit, see attached application.

Please call with any questions or comments, sincerely,



Craig Johnson, Building Official

cc: Susan Evans; Community Development Department Director
Jose Mendivil, Planner, Planning Division

attachment: Conditional Use Permit Application and fee schedule



M-E ENGINEERS, INC.
Mechanical and Electrical Consulting Engineers

RECEIVED
S.E.A.

2006 AUG -2 AM 10: 31

August 1, 2006

Kriss Casanova
Management Analyst
Culver City City Hall
9770 Culver Blvd.
Culver City, CA 90232

Re: Discussion regarding potential issuance of an after-the-fact Conditional Use Permit for the school component at Star Eco Station located at 10101 Jefferson Blvd

Dear Kriss:

M-E Engineers recently received notification of an agenda item for the potential issuance of an after-the-fact Conditional Use Permit for Star Eco Station. We are not aware of what additional school activities Star Eco Station is intending, but since we will be unable to attend the meeting on August 7, 2006, we wanted to offer some comments and concerns associated with the school component of this business.

We are a neighbor business to Star Eco Station. Our offices are located in the Colony complex on Jefferson at 10113 Jefferson Boulevard. We share the Colony with Fortune Casuals and Star Eco Station. The only exit from the Colony complex which allows northbound access to Jefferson is through a gated exit onto Pearson Street. In addition to the Colony's traffic on Pearson Street, Moldex, a manufacturer, has offices and truck loading facilities at the north end of Pearson Street. As a result of all this, Pearson Street has become a bit crowded. The basis of our concern is that additional activities at Star Eco Station might further increase vehicular traffic on Pearson.

In addition to the Colony location, Star Eco Station has an adjacent location on the corner of Jefferson Blvd and Pearson Street. Pearson Street is frequently used by Star Eco Station as a drop off area for the school buses that transport young children to the facility. It is not uncommon on Pearson Street to see a bus parked unloading children as a semi trailer truck from Moldex is attempting to get around it to exit onto Jefferson. Although the truck drivers are cautious, this creates a dangerous condition for the children, not to mention the inconvenience of the blocked traffic.

In addition to the problem on Pearson Street, buses are frequently parked on Jefferson, just north of Pearson, completely obstructing the view of southbound traffic. This is most certainly an accident waiting to happen for traffic exiting the Colony to make an otherwise legal left turn onto Jefferson. The alternative is for much of the traffic to exit the Colony turning right onto

Kriss Casanova, Management Analyst, Culver City City Hall
Star Eco Station
August 1, 2006
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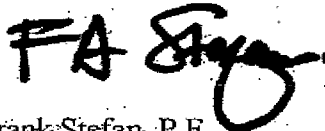
Jefferson, only to make a U turn shortly down the road at Raintree causing yet another traffic concern with vehicular volume and speeds.

On other occasions Star Eco Station has used Pearson as an entry for special events in the evening, with their personnel posted as a gatekeeper for the event to stop traffic as it enters Pearson off Jefferson. This too is a danger as traffic entering Pearson Street is stopped as it turns onto the street causing traffic to block the Jefferson southbound lane and further create distraction at this exit.

We understand that Star Eco Station performs a very worthwhile educational service to its community. We want to be good neighbors and feel supportive of the educational programs they offer without feeling the inconvenience and threat of traffic accidents. We are also not sure that the location of the facility is in the best interest of the community or the children it serves. In consideration of all this we ask that the City of Culver City visit the site to view these conditions first hand and carefully measure all aspects to granting this after-the-fact Conditional Use Permit.

Sincerely,

M-E ENGINEER, INC.



Frank Stefan, P.E.
Principal

FAS/ls

Cc: Jefferson Investments, LP



M-E ENGINEERS, INC.

O: Human Resources, Eco Station, Consulting Engineers

10113 Jefferson Boulevard
Culver City, CA 90232
Ph: (310) 842-8700
Fax: (310) 842-7700
www.me-engineers.com

LOS ANGELES
DENVER
COLORADO SPRINGS
VAIL
LONDON
NEW YORK

6

July 24, 2006

Katya Bozzi
Eric Bozzi
STAR Education Eco Station
10101 Jefferson Blvd.
Culver City, CA 90232

Culver CITY

RE: August 7, 2006 Agency Agenda Item: *Consideration of a Waiver from the Jefferson Boulevard Industrial Area Design for Development Restriction that Prohibits Schools in the area.*

Dear Katya and Eric:

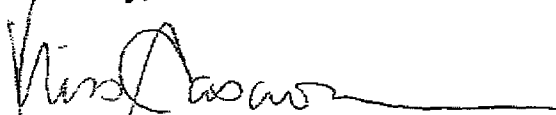
On August 7, 2006, the Culver City Redevelopment Agency will consider waiving the Jefferson Boulevard Industrial Area Design for Development ("DFD") land-use restriction that prohibits the school component of STAR ECO Station located at 10101 Jefferson Boulevard (the "Site").

In order for us to facilitate this request, please submit the following information no later than August 1, 2006:

- 1) Total square footage of the school and non-school component;
- 2) Total number of students enrolled full-time and part-time;
- 3) The hours of operation for the school;
- 4) Total number of employees full-time and part-time;
- 5) Total number of school classrooms;
- 6) The age range of students and grades taught;
- 7) Total number of parking spaces at the Site;
- 8) The school's drop-off and pick-up times;
- 9) The drop-off and pick-up circulation route;
- 10) Total number of students who are of driving age; and
- 11) Total number of school buses and location of where they park.

If you have any questions, please contact me at (310) 253-5769.

Sincerely,



Kriss Casanova
Management Analyst

cc: Todd Tipton, Redevelopment Administrator
Jose Mendivil, Associate Planner

STAR ECO Station's Response to Agency letter dated July 24, 2006

- 1) Total square footage of the STAR Prep Academy and Eco Station;
Total: 13,411.49 sq feet Star Prep: 4,760.67 sq feet Eco Station: 8,650.82 sq feet
- 2) Total number of students enrolled full-time and part-time;
We had 43 students enrolled last year; we estimate no more than 60 for the Fall of 2006.
- 3) The hours of operation for the school;
The first staff member arrives at 7:00am and the last staff member leaves at 5:30pm. Students are in school from 9:00am-5:00pm.
- 4) Total number of employees full-time and part-time;
There are 14 full and part-time staff members.
- 5) Total number of school classrooms;
We have 17 classrooms in use.
- 6) The age range of students and grades taught;
Our students are from the ages of 11 years old to 18 years old. We serve grades 6-12.
- 7) Total number of parking spaces at the Site;
There are 36 parking spaces at the site.
- 8) The school's drop-off and pick-up times;
Students arrive between 8:00-8:55am. They leave between 3:30-5:00pm.
- 9) The drop-off and pick-up circulation route;
People who are dropping students off are to pull into the Eco parking lot, park their cars and let the student out. They are then to go around the parking lot loop and exit on the Moldex side of the parking lot, making a complete circle.
- 10) Total number of students who are of driving age; and
We had 12 students of driving age by the end of the school year 2005, but only two with licenses. We estimate 14 for the fall of 2006 and 3 with licenses.
- 11) Total number of school buses and location of where they park.
We have no school buses.